

TREE INVENTORY				
ITEM #	SIZE DBH	DESCRIPTION	PROTECTED	REMOVE
1	14	LOQUAT	YES	NO
2	(3)6	WALNUT	YES	NO
3	(6)8	LAUREL	YES	NO
4	18	OAK	YES	NO
5	6	CITRUS	NO	YES
6	6	PLUM	NO	NO
7	6	TRISTANIA	NO	NO
8	6	CHERRY	NO	NO
9	(2)6	ABUTUS MARINA	YES	NO
10	(3)6	FIG	YES	NO
11	24	REDWOOD	YES	NO
12	34	REDWOOD	YES	NO
13	33	REDWOOD	YES	NO
14	8	PITTSOPORUM	NO	NO
15	8	PITTSOPORUM	NO	NO
16	8	PITTSOPORUM	NO	NO
17	8	PITTSOPORUM	NO	NO
18	8	PITTSOPORUM	NO	NO
19	8	PITTSOPORUM	NO	NO
20	8	PITTSOPORUM	NO	NO
21	8	PRIVET	NO	NO
22	8	PRIVET	NO	NO
23	8	PRIVET	NO	NO
24	8	PRIVET	NO	NO
25	8	PRIVET	NO	NO

DBH = DIAMETER AT BREAST HEIGHT



3D RENDERING

	ZONING COMPLIANCE		
	EXISTING	PROPOSED	ALLOWED REQ'D
LOT COVERAGE LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 8' HIGH	1,687 S.F. 14.3%	2,965 S.F. 25.1%	3,547 S.F. 30.0%
FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1st FLR. 1,575 S.F. 2nd FLR. 200 S.F. TOTAL 1,775 S.F. 31.3%	2,542 S.F. 1,159 S.F. 3,701 S.F. 31.3%	3,932 S.F. 33.3%
SETBACKS			
FRONT	40.5 FT.	38.5 FT.	25 FT.
REAR	61.9 FT.	51.67 FT.	25 FT.
RIGHT SIDE (1ST/2ND)	23.8 FT.	14.9/25.4 FT.	14.9/14.9 FT.
LEFT SIDE (1ST/2ND)	15.3 FT.	7.6/16.6 FT.	7.5/15 FT.
HEIGHT	23.8 FT.	25.2 FT.	27 FT.
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: EXCLUDES MULTIPLE BATHROOM AREAS	1,375 S.F.	1,821 S.F.	3,196 S.F.
NON-HABITABLE AREA: DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	400 S.F.	105 S.F.	505 S.F.
LOT CALCULATIONS			
NET LOT AREA			11,822 S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	0 S.F.		0.0%
LANDSCAPE BREAKDOWN:			
	TOTAL HARDSCAPE AREA EXISTING & PROPOSED	4,984 S.F.	
	EXISTING SOFTSCAPE (UNDISTURBED) AREA	1,281 S.F.	
	NEW SOFTSCAPE AREA	5,557 S.F.	
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA		

INDEX OF DRAWINGS

- A1 SITE PLAN VICINITY MAP
- A2 MAIN FLOOR PLAN
- A3 UPPER FLOOR PLAN
- A4 ROOF PLAN
- A5 EXTERIOR ELEVATIONS
- A6 EXTERIOR ELEVATIONS
- A7 BUILDING SECTIONS NEIGHBORHOOD PLAN AREA DIAGRAMS
- I TOPOGRAPHIC SURVEY
- C1 GRADING & DRAINAGE PLAN
- C2 MISC. CIVIL DETAILS
- C3 EROSION CONTROL PLAN
- C4 BLUEPRINT FOR A CLEAN BAY
- L1 PLANTING PLAN
- L2 IRRIGATION PLAN
- L3 IRRIGATION DETAILS

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LICENSED ARCHITECT  
STATE OF CALIFORNIA  
No. C 11982  
Exp. 10-23

FIRE DEPT. COMMENTS:

- REQUIRED FIRE FLOW: THE MINIMUM REQUIRED FIRE FLOW FOR THIS PROJECT IS 875 GALLONS PER MINUTE (GPM) AT 20 PSI RESIDUAL PRESSURE. THIS FIRE FLOW ASSUMES INSTALLATION OF AUTOMATIC SPRINKLERS PER CFC (403.3.13) WITH THE BUILDING PERMIT SUBMITTAL. PROVIDE A FIRE FLOW LETTER FROM CAL WATER CONFIRMING THE REQUIRED FIRE FLOW OF 875 GPM @ 20 PSI RESIDUAL FROM A FIRE HYDRANT LOCATED WITHIN 100' OF THE FARTHEST EXTERIOR CORNER OF THE STRUCTURE.
- FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 90 IN ALL NEW ONE AND TWO-FAMILY DWELLINGS. THE BUILDING PERMIT PLANS SHOULD INCLUDE THE FIRE SPRINKLERS AS A DEFERRED SUBMITTAL.
- ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.4 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.3 INCH (7.62 MM). ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1 PLEASE SHOW ADDRESS IDENTIFICATION INFORMATION ON THE BUILDING PERMIT PLANS.
- WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTOR AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS AND/OR CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH ALL REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2022 CFC SEC. 403.3.5 AND HEALTH AND SAFETY CODE 1314.1.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAILS AND SPECIFICATION S1-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

PROJECT INFO

OWNER: DAVID PARANDOOOH  
1491 ORR COURT  
LOS ALTOS, CA 94024

JOB ADDRESS: 1491 ORR COURT  
LOS ALTOS, CA 94024

ZONING: RI-10

BUILDING OCCUPANCY GROUP(S): R-3/U

TYPE(S) OF CONSTRUCTION: V-B

OCCUPANCY CATEGORY: II

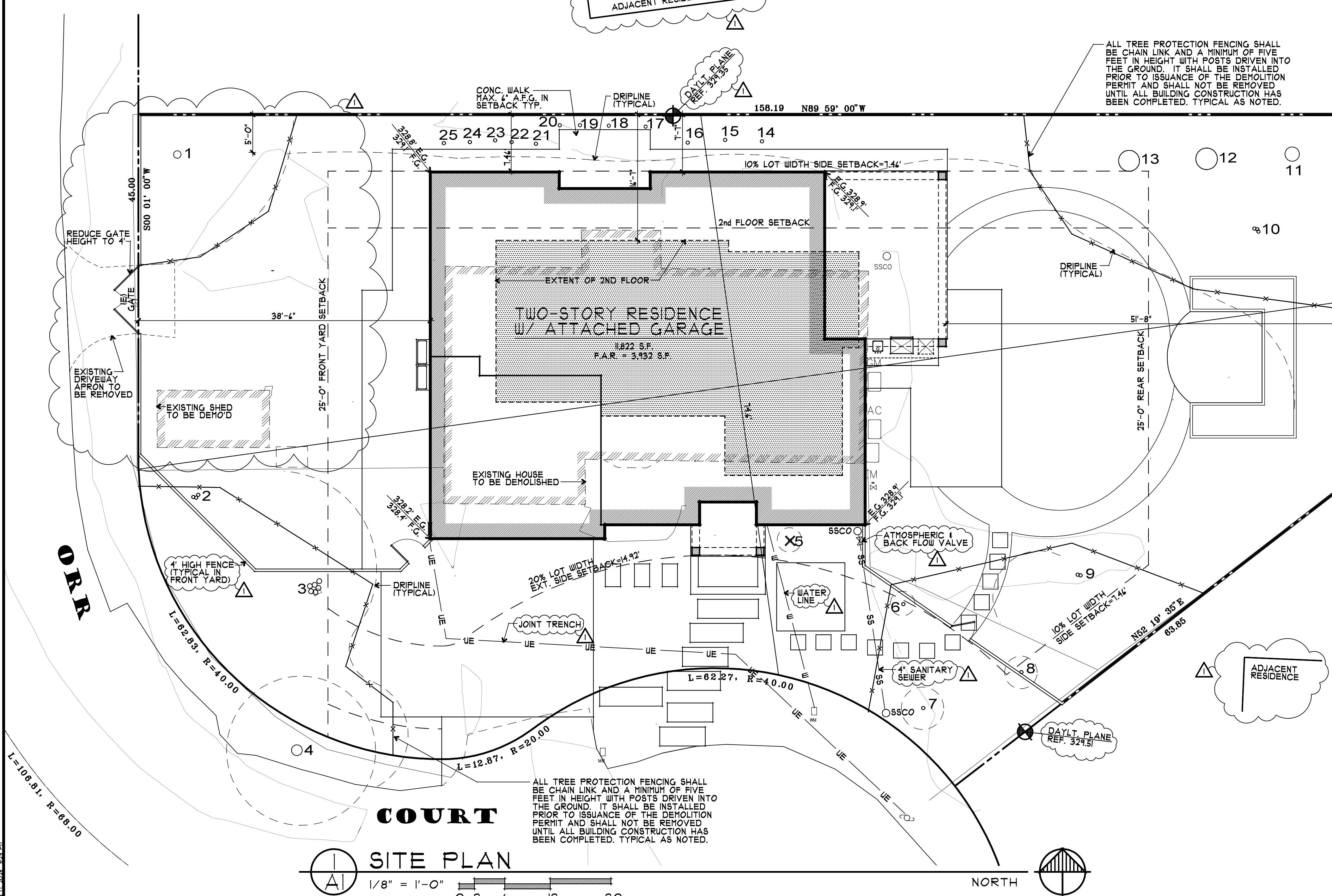
A.P.N.: 318-09-042

ARCHITECT: RH ASSOCIATES, ARCHITECTS  
1010 COMBE RD, SUITE 210  
AUBURN, CA 95602  
CONTACT: J. STEVE COLLOM  
(530) 248-3055  
steve.collo@gmail.com

CIVIL ENGINEER: NNR ENGINEERING  
535 WEBER BRIDGE DRIVE  
SAN JOSE, CA 95123  
CONTACT: NADIM RAFOUL  
(408) 348-1813  
nnrengineering@yahoo.com

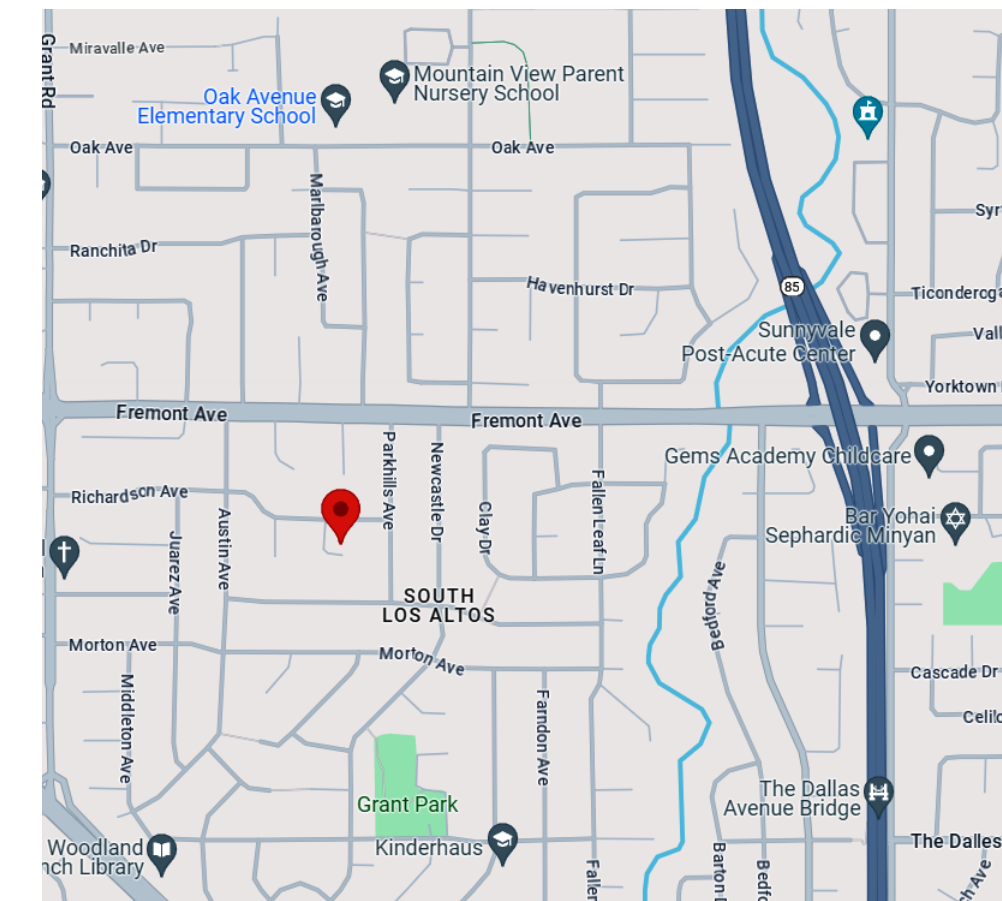
LANDSCAPE DESIGN: KAREN AITKEN & ASSOCIATES  
8242 RANCHO REAL  
GILROY, CA 95020  
CONTACT: KAREN AITKEN  
(408) 842-0245  
AitkenAssociates@gmail.com

SCOPE OF WORK: NEW TWO-STORY RESIDENCE WITH ATTACHED GARAGE ON A PARCEL WITH AN EXISTING TWO-STORY RESIDENCE TO BE DEMOLISHED.



AREA SCHEDULE

LOT AREA	11,822 S.F.
LIVABLE AREA	
MAIN FLOOR PLAN	2,031 S.F.
UPPER FLOOR PLAN	157 S.F.
TOTAL	3,196 S.F.
GARAGE	505 S.F.
COVERED PORCH	40 S.F.
COVERED TERRACE	343 S.F.
COVERAGE	
ALLOWED (30%)	3,541 S.F.
EXISTING	1,487 S.F.
PROPOSED	2,945 S.F.
FLOOR AREA	
ALLOWED (3,850 + 82)	3,932 S.F.
EXISTING	1,115 S.F.
PROPOSED	3,101 S.F.



VICINITY MAP

NO SCALE

A PROPOSED RESIDENCE FOR:  
**DAVID PARANDOOOH**  
1697 ORR COURT  
LOS ALTOS, CALIFORNIA

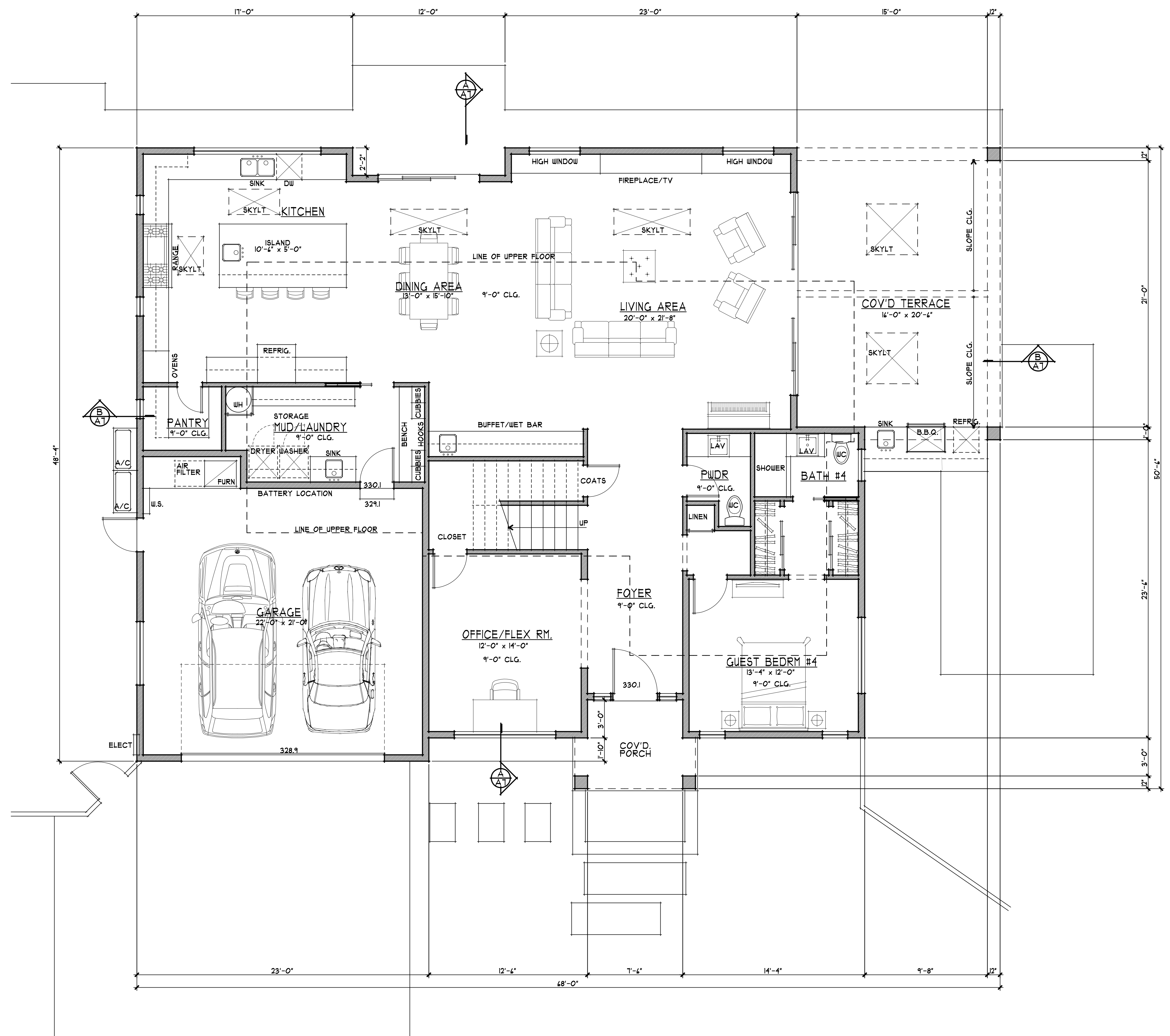
drawings  
SITE PLAN

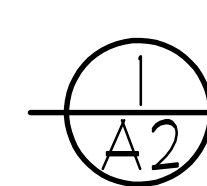
revisions

project number  
2636

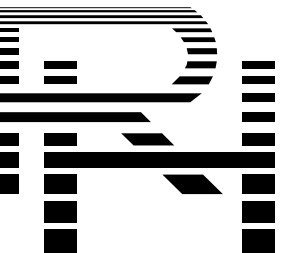
date  
JAN 17, 2025

sheet number  
A1

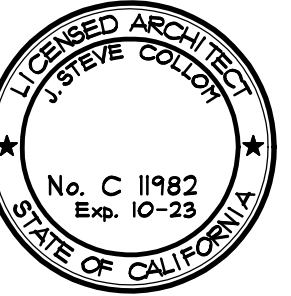



**MAIN FLOOR PLAN**  
 1/4" = 1'-0"  
 0 1 3 4 10

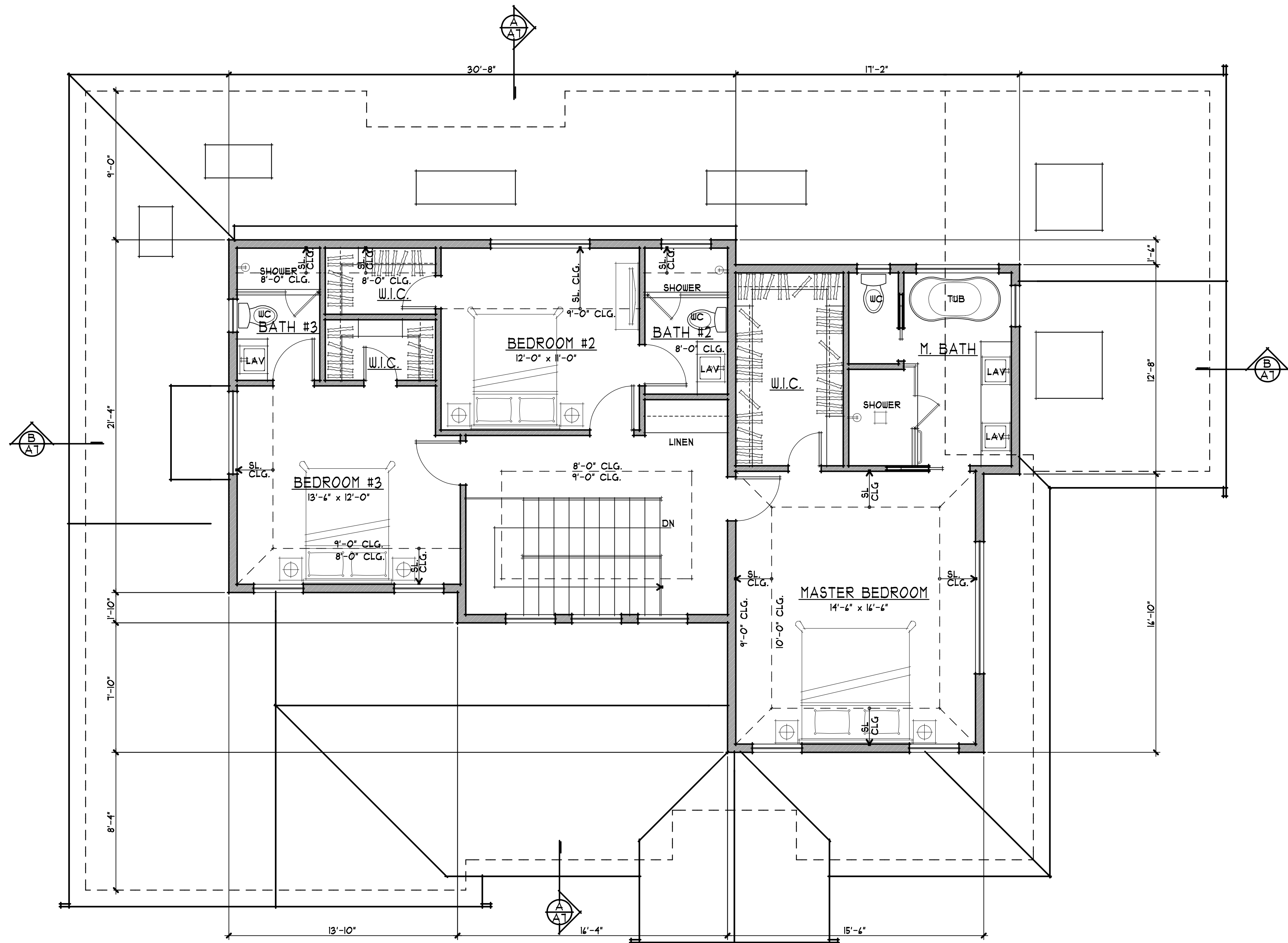
NORTH



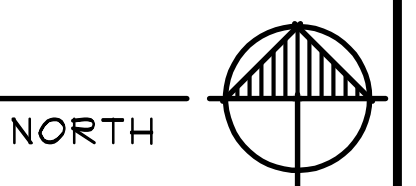
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LOS ALTOS, CALIFORNIA  
1697 ORR COURT



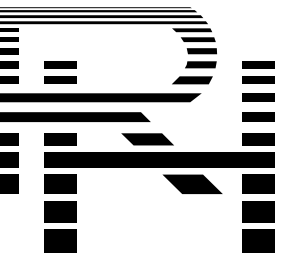
**UPPER FLOOR PLAN**  
1/4" = 1'-0"  
0 1 3 4 10



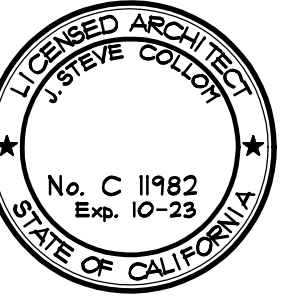
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revisions	
project number	2636
date	JAN 17, 2025
sheet number	

**A3**

JAN 17, 2025, 3:23 PM



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LOS ALTOS, CALIFORNIA

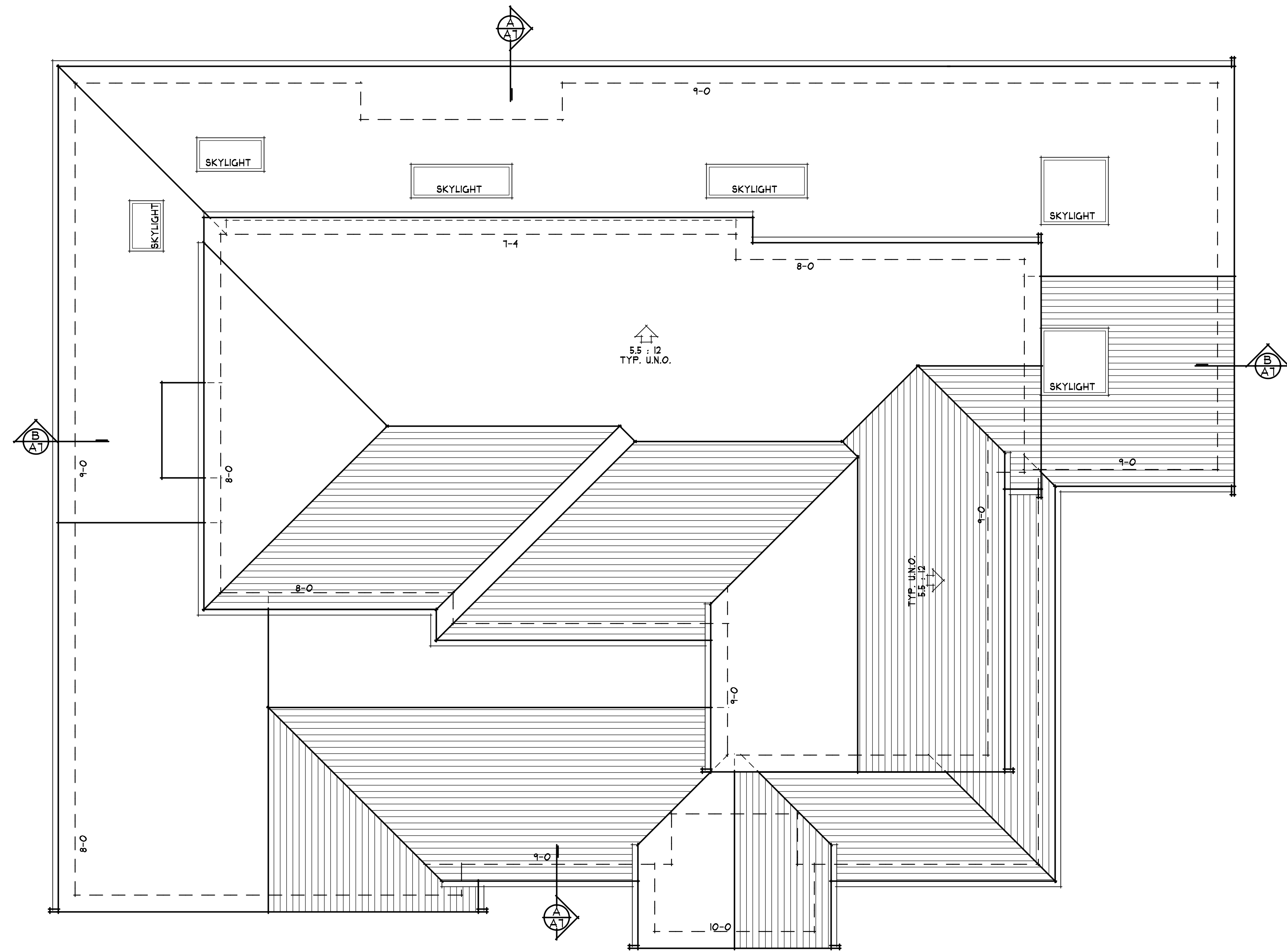
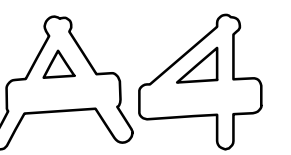
drawings  
ROOF FRAMING  
PLAN

revisions

project number  
2636

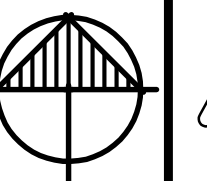
date  
JAN 17, 2025

sheet number



**ROOF PLAN**  
1/4" = 1'-0"  
0 1 3 4 10

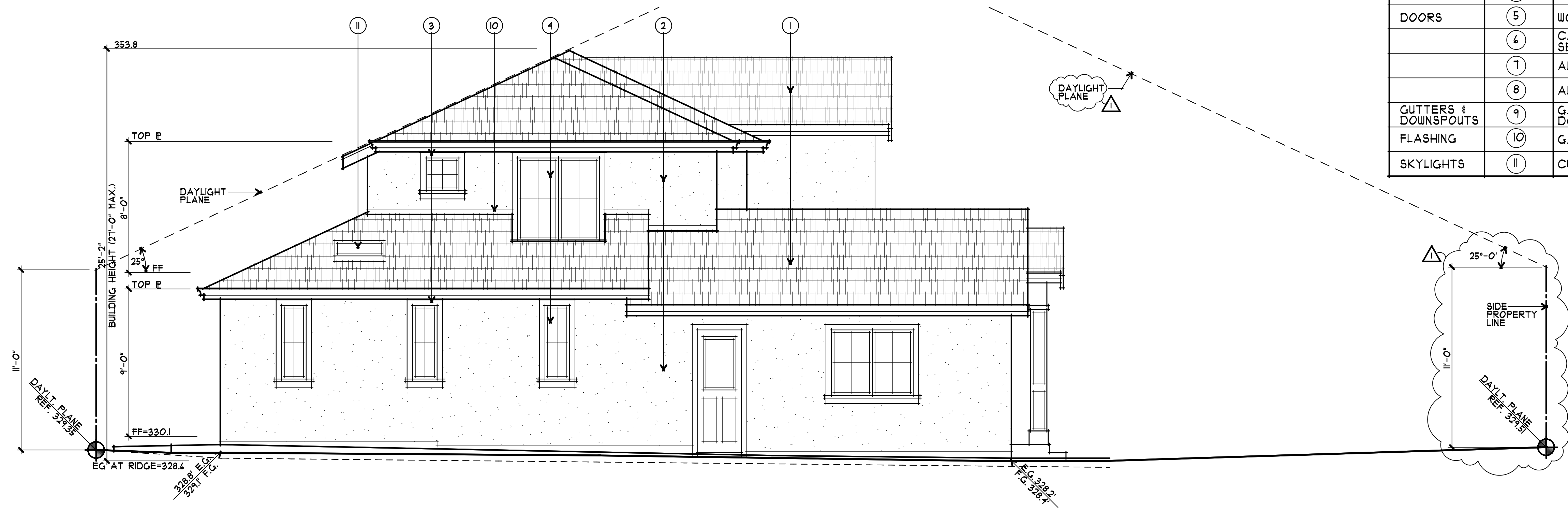
NORTH



EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	①	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	②	STUCCO W/ SMOOTH TROWEL FINISH
TRIM	③	WOOD TRIM
WINDOWS	④	ALUMINUM CLAD WOOD WINDOWS
DOORS	⑤	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	⑥	CARRIAGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
GUTTERS & DOWNSPOUTS	⑦	ALUMINUM CLAD WOOD FRENCH DOOR(S)
	⑧	ALUMINUM CLAD WOOD SLIDING DOOR(S)
FLASHING	⑨	G.I. SHAPED GUTTER W/ RECTANGULAR DOWNSPOUTS
	⑩	G.I. FLASHING - PAINT
SKYLIGHTS	⑪	CURB MOUNTED BY VELUX OR EQUAL

**AS**  
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LICENSED ARCHITECT  
 STATE OF CALIFORNIA  
 No. C 11982  
 Exp. 10-23



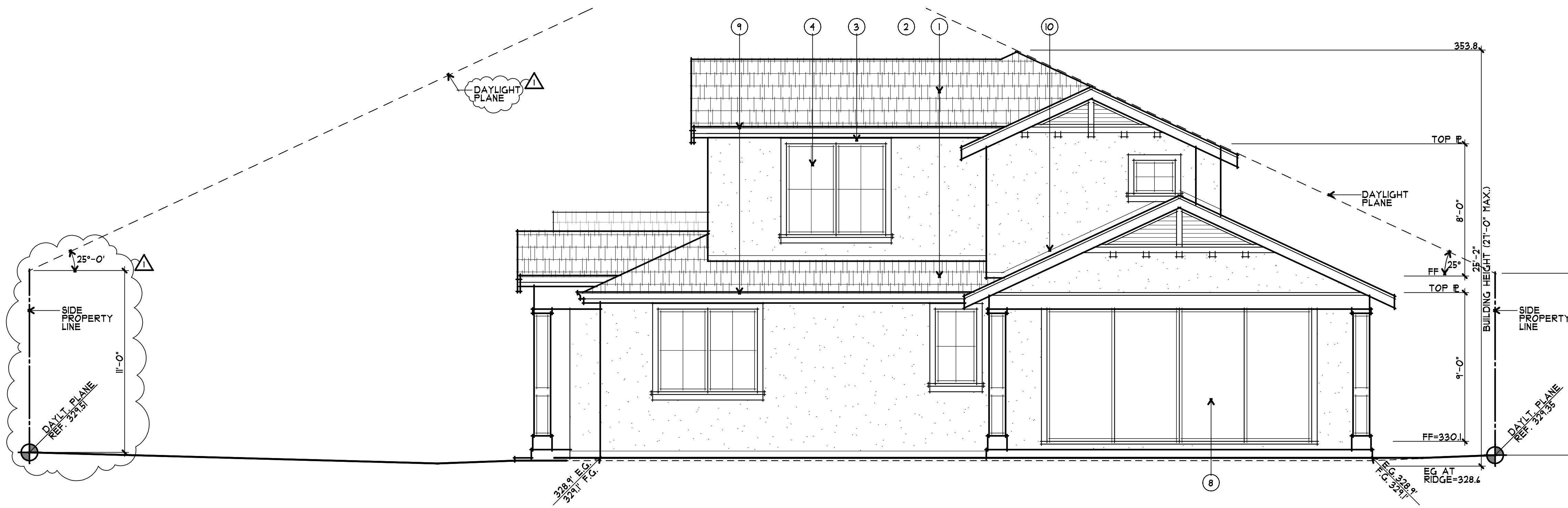
① HOUSE FRONT (WEST) ELEVATION  
 A5 1/4" = 1'-0" 0 1 3 6 10



② RIGHT (SOUTH) ELEVATION  
 A5 1/4" = 1'-0" 0 1 3 6 10

A PROPOSED RESIDENCE FOR:  
**DAVID PARANDOOSH**  
 1697 ORR COURT  
 LOS ALTOS, CALIFORNIA

drawings	EXTERIOR ELEVATIONS
revisions	
project number	2636
date	JAN 17, 2025
sheet number	A5

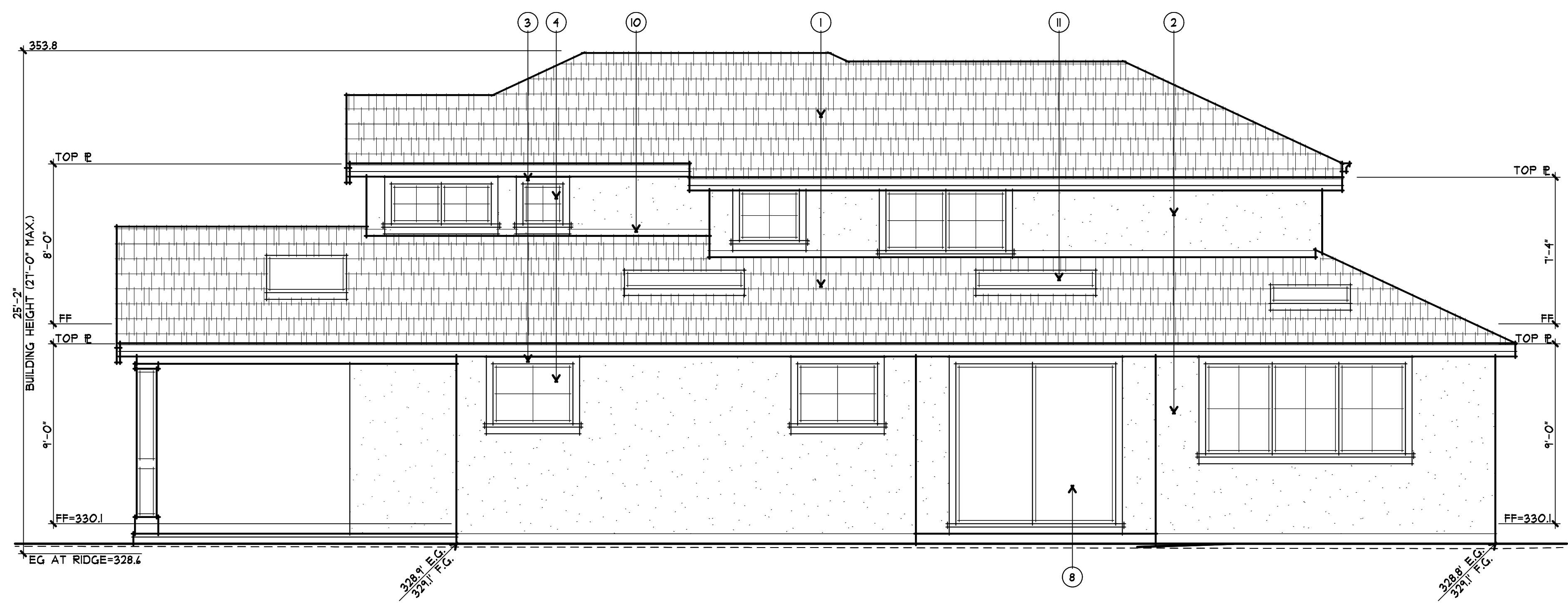


1 REAR (EAST) ELEVATION  
 1/4" = 1'-0"  
 0 1 3 6 10

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	①	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	②	STUCCO W/ SMOOTH TROWEL FINISH
TRIM	③	WOOD TRIM
WINDOWS	④	ALUMINUM CLAD WOOD WINDOWS
DOORS	⑤	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	⑥	CARRIAGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	⑦	ALUMINUM CLAD WOOD FRENCH DOOR(S)
	⑧	ALUMINUM CLAD WOOD SLIDING DOOR(S)
GUTTERS & DOWNSPOUTS	⑨	G.I. SHAPED GUTTER W/ RECTANGULAR DOWNSPOUTS
FLASHING	⑩	G.I. FLASHING - PAINT
SKYLIGHTS	⑪	CURB MOUNTED BY VELUX OR EQUAL

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 No. C 11982  
 Exp. 10-23  
 STATE OF CALIFORNIA



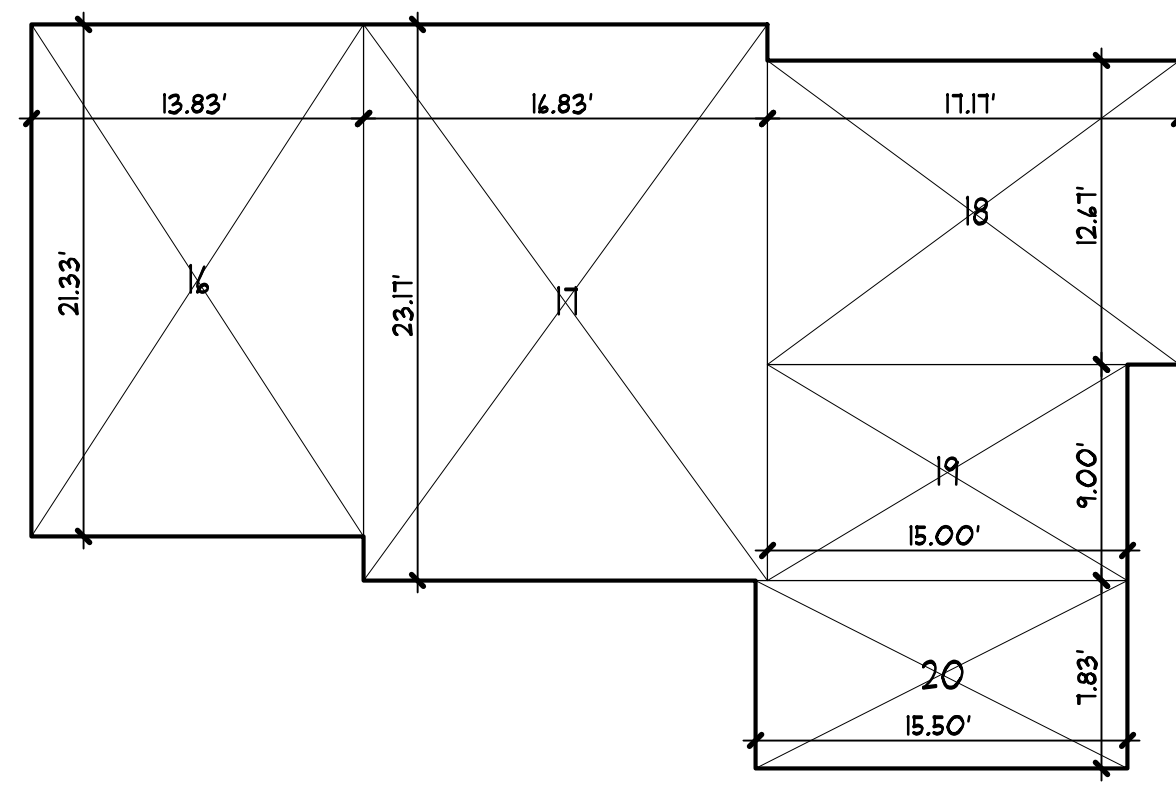
2 LEFT (NORTH) ELEVATION  
 1/4" = 1'-0"  
 0 1 3 6 10

A PROPOSED RESIDENCE FOR:  
**DAVID PARANDOOSH**  
 1697 ORR COURT  
 LOS ALTOS, CALIFORNIA

drawings	EXTERIOR ELEVATIONS
revisions	
project number	2636
date	JAN 17, 2025
sheet number	A6



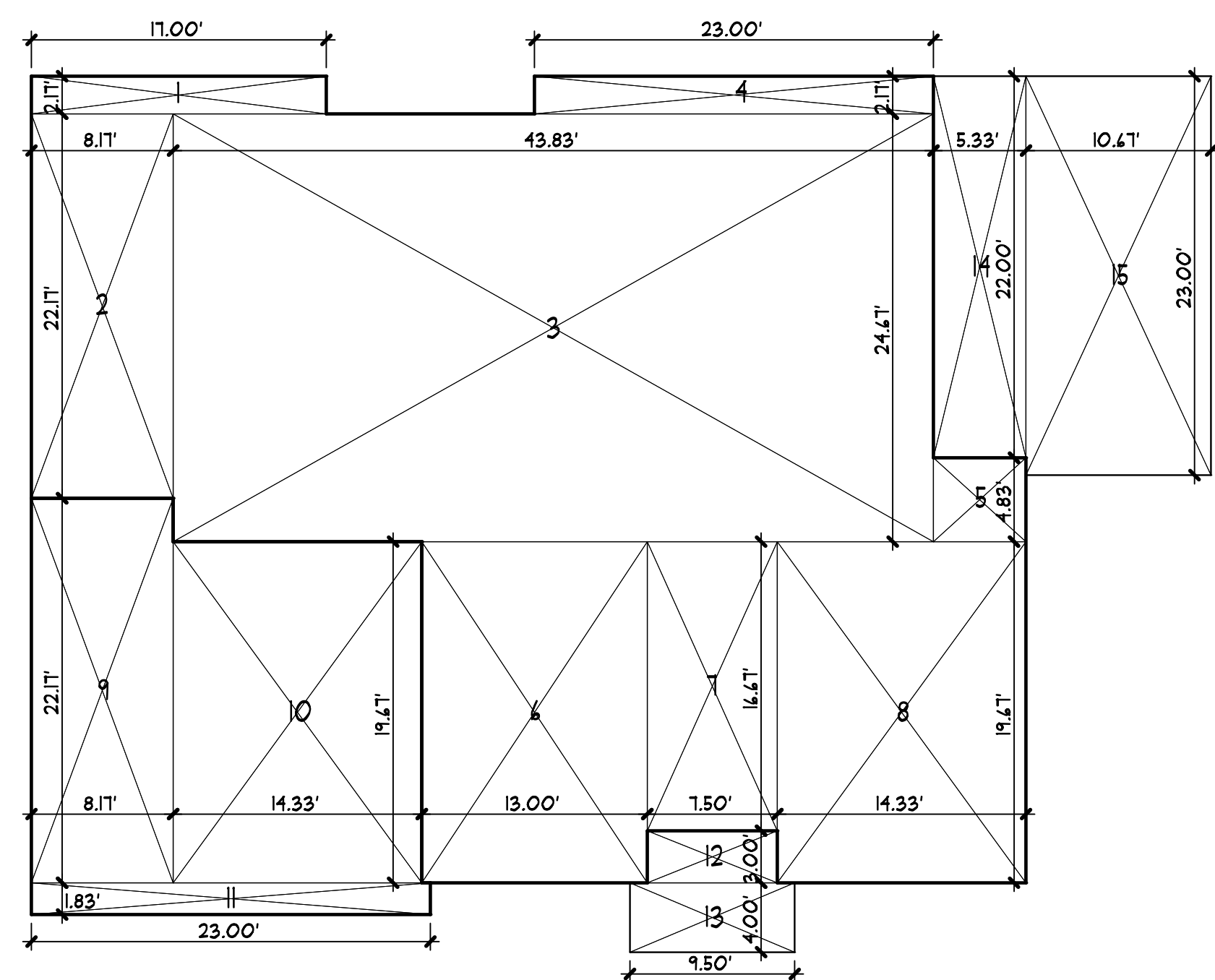
**1** NEIGHBORHOOD PLAN  
NOT TO SCALE



UPPER FLOOR

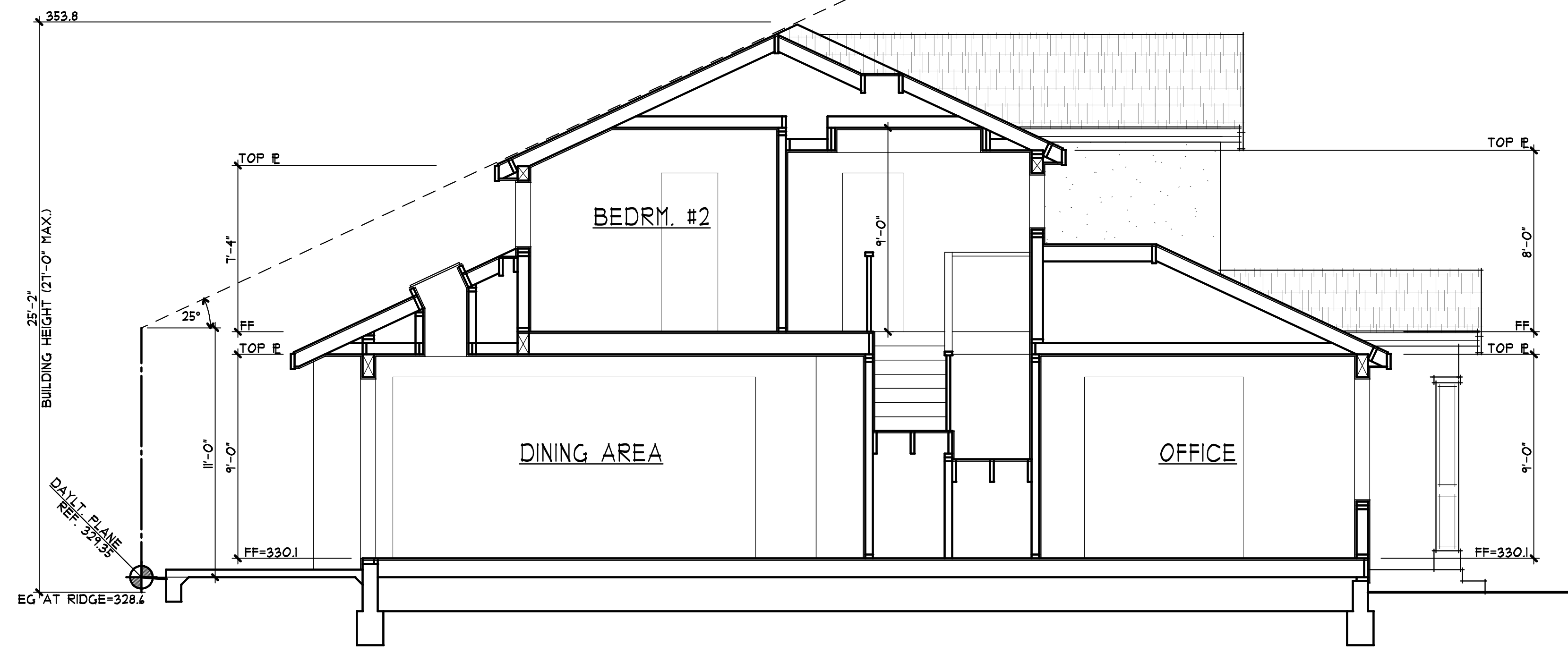
**AREA CALCULATIONS**

MAIN FLOOR	LIVABLE AREA	
17.00	22.11	37
8.11	24.41	161
43.83	21.11	1,081
23.00	4.83	50
13.00	14.41	24
15.00	14.41	254
14.33	14.41	125
	19.41	282
	TOTAL	2,031
<b>GARAGE</b>		
8.11	22.11	181
14.33	19.41	282
23.00	1.83	42
	TOTAL	505
<b>COVERED PORCH</b>		
3.00	3.00	33
4.50	4.00	78
	TOTAL	78
<b>COVERED TERRACE</b>		
3.00	22.00	117
10.41	23.00	245
	TOTAL	363
<b>UPPER FLOOR</b>		
13.83	23.33	295
14.33	23.11	330
11.11	12.41	216
15.00	4.00	135
15.50	1.83	121
	TOTAL	1,159

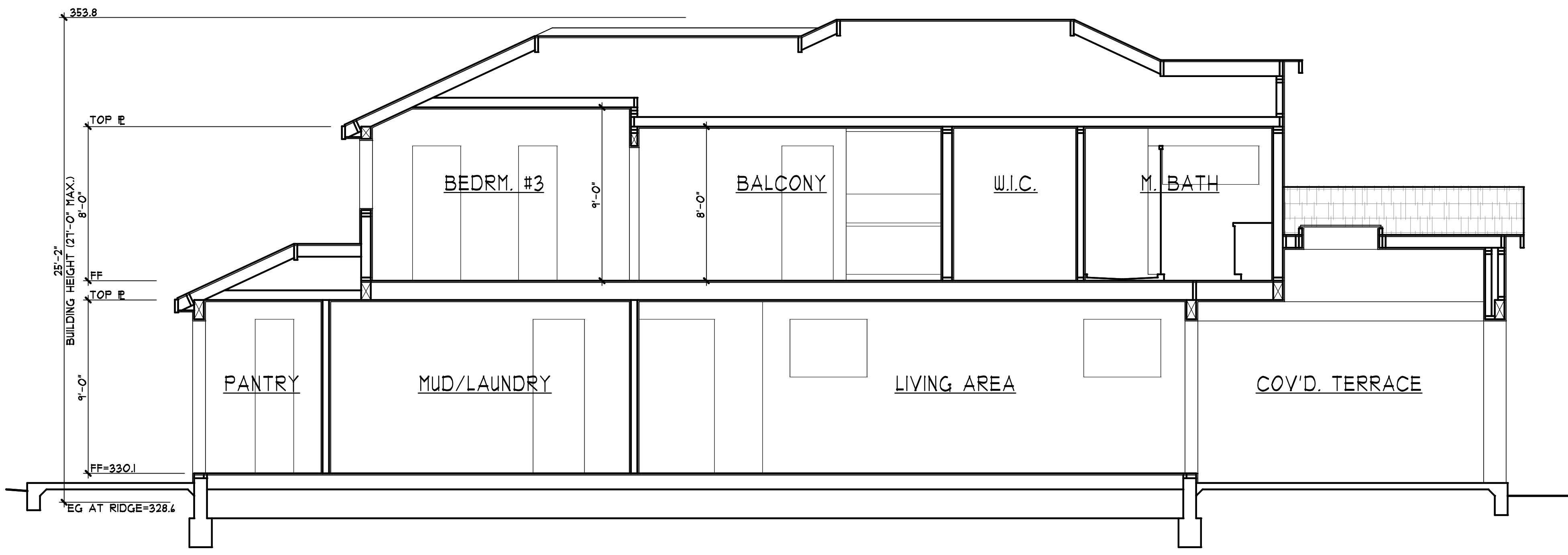


MAIN FLOOR

**2** AREA DIAGRAMS  
1/8" = 1'-0"

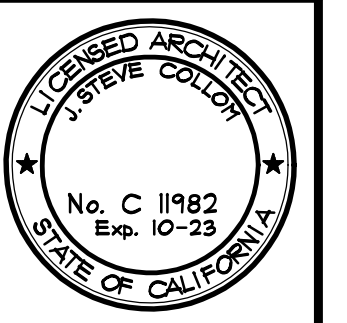


**A** BUILDING SECTION  
1/4" = 1'-0"



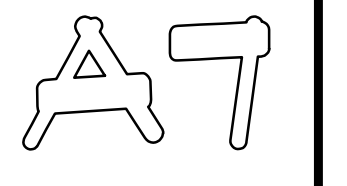
**B** BUILDING SECTION  
1/4" = 1'-0"

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**DAVID PARANDOOSH**  
1697 ORR COURT  
LOS ALTOS, CALIFORNIA

drawings	BUILDING SECTIONS
revisions	
project number	2636
date	JAN 17, 2025
sheet number	



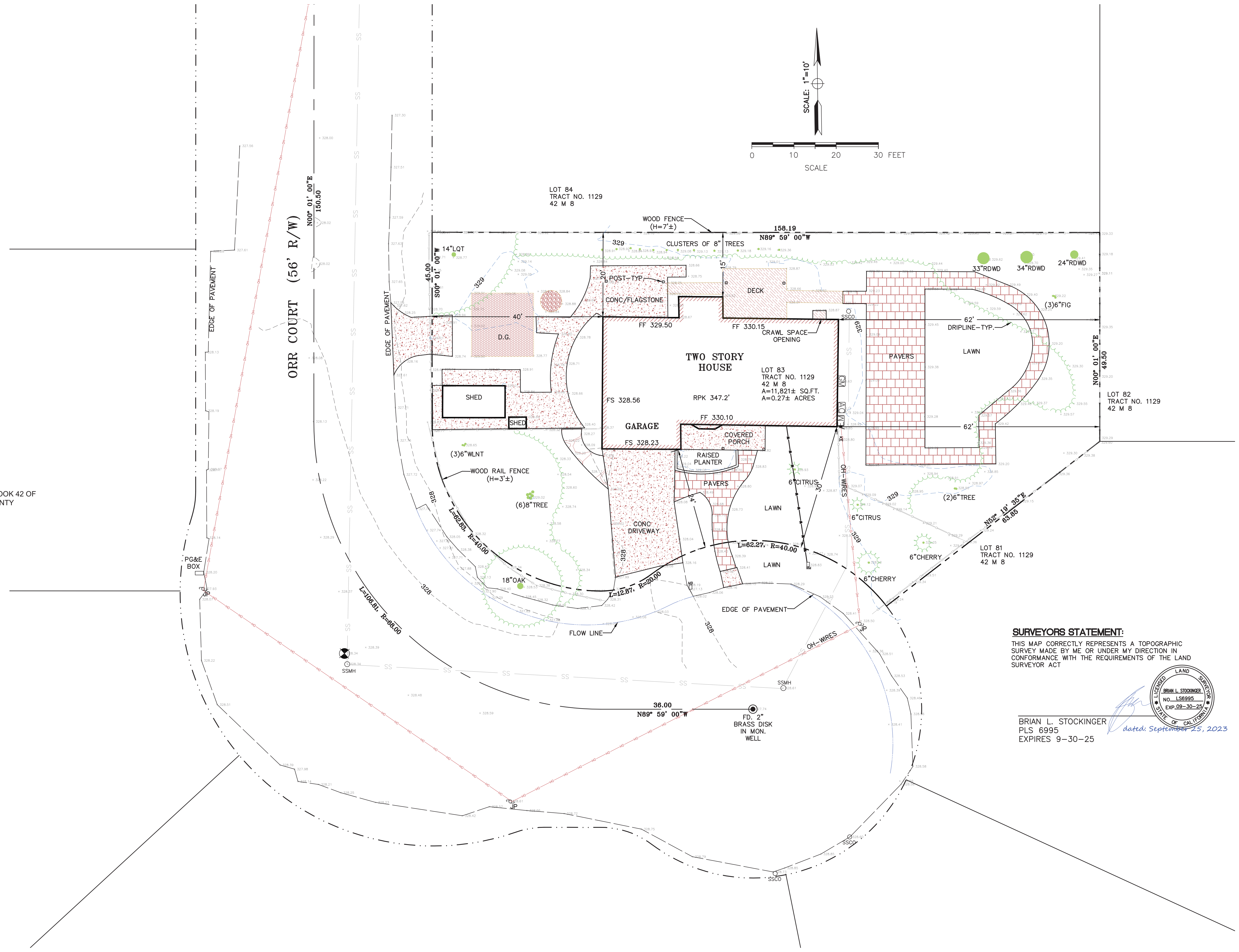
- LEGEND**
- CLEANOUT
  - MANHOLE
  - X — FENCE LINE
  - ⊗ WATER VALVE
  - WATER METER
  - ⊕ FIRE HYDRANT
  - ⊕ JOINT POLE
  - S — SANITARY SEWER
  - G — GUY ANCHOR
  - S — SANITARY SEWER
  - AS NOTED
  - XX" TREE
  - G — GAS LINE
  - W — WATER LINE
  - CONCRETE
  - GM GAS METER

**BASIS OF BEARINGS**  
 PER TRACT MAP NO. 1129 FILED IN BOOK 42 OF  
 MAPS AT PAGE 8, SANTA CLARA COUNTY  
 RECORDS.

- ABBREVIATIONS**
- FL FLOWLINE
  - TC TOP OF CURB
  - EP EDGE OF PAVEMENT
  - CONC CONCRETE
  - LIP LIP OF GUTTER
  - GS GROUND SHOT
  - AD AREA DRAIN
  - FF FINISH FLOOR
  - BSL BUILDING SETBACK LINE

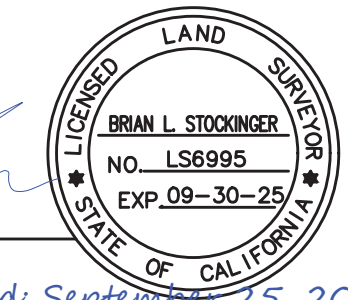
- SURVEYOR'S NOTE:**
1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
  2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
  3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

**BENCHMARK**  
 SURVEY CONTROL POINT  
 SET MAG NAIL  
 ASSUMED ELEVATION=328.34'



**SURVEYORS STATEMENT:**  
 THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC  
 SURVEY MADE BY ME OR UNDER MY DIRECTION IN  
 CONFORMANCE WITH THE REQUIREMENTS OF THE LAND  
 SURVEYOR ACT

BRIAN L. STOCKINGER  
 PLS 6995  
 EXPIRES 9-30-25  
*dated: September 25, 2023*



<b>TOPOGRAPHICAL SURVEY</b>	
<b>1697 ORR COURT</b>	
APN: 318-09-040	
SANTA CLARA COUNTY	
LOS ALTOS	
CALIFORNIA	
<b>NNR ENGINEERING SERVICES CO.</b>	
BRIAN L. STOCKINGER PLS 6995 535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123 (408) 348-7813 nnrengineering@yahoo.com	
SCALE:	1" = 10'
DATE:	9-25-2023
DRAWN BY:	BNR
CHECKED BY:	B. STOCKINGER
PROJ. MGR.:	BLS
BY:	OK
DATE:	
MK:	
DATE:	
SHEET REVISIONS:	
NO.	1
OF	1 SHEETS
JOB NO.	ORR COURT
CAD FILE:	



**GRADING AND DRAINAGE CONSTRUCTION NOTES:**

- ① TIE ROOF DOWNSPOUT LEADERS WITH 4" SOLID LINE TO DISCHARGE TO INFILTRATION DEVICE.
- ② DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
- ③ 4" SDR-26 SS. LAT. @ 2% MIN.
- ④ (N) 2" WATER METER AND SERVICE LINE. DESIGN BY OTYERS.
- ⑤ APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES: ALL GAS/COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS SEE CITY STD. DETAIL SU-19.
- ⑥ 6" PVC (SDR-35) @ S=0.5% MIN.
- ⑦ EARTH SWALE, SEE DETAIL ON SHEET C-2.
- ⑧ INSTALL DOUBLE CHECK VALVES PER CALIFORNIA WATER SERVICE. IT SHALL BE INSTALLED ON PRIVATE PROPERTY AND WITHIN 2' MIN AND 5' MAX OF THE PROPERTY LINE. COORDINATE EXACT INSTALLATION LOCATION WITH CAL WATER.
- ⑨ INSTALL (N) ATMOSPHERIC & LISTED ACCESSIBLE BACK FLOW WATER VALVE".
- ⑩ INSTALL (N) 4" SSSO OVER EXISTING SS. LATERAL. THE PROPERTY LINE AND CLEANOUT SHALL BE INSTALLED WITHIN 5' BEHIND THE PROPERTY LINE PER ADD CITY STANDARD DETAIL SS-6 ON SHEET C-3.
- ⑪ INFILTRATION DEVICE, 6'X10'X5' DEEP, SEE DETAIL ON SHEET C-2.

**GENERAL NOTES**

1. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
2. EXISTING UNDERGROUND LINES, APPURTENANCES AND FACILITIES WHICH ARE KNOWN TO THE ENGINEER ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING FACILITIES WHICH ARE TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. NO WARRANTY IS GIVEN AS TO THE COMPLETENESS AND ACCURACY OF SUCH FACILITIES INFORMATION.
3. ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
4. CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT "USA" CENTER AT 800/642-2444, A TOLL-FREE NUMBER, 48 HOURS IN ADVANCE OF ANY EXCAVATION ACTIVITY SO ALL UNDERGROUND FACILITIES CAN BE LOCATED AND MARKED.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR THE ENGINEER.
6. IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND TO INSURE COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD.
7. THE CONTRACTOR SHALL MAINTAIN THE STREET, SIDEWALKS AND ALL OTHER RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

**UNDERGROUND NOTES**

1. CONTRACTORS SHALL EXPOSE AND VERIFY PIPE MATERIAL, LINE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING SANITARY SEWERS, STORM DRAINS, AND WATER LINES AT ALL TIE-INS AND CROSSINGS PRIOR TO CONSTRUCTING NEW FACILITIES.
2. UNLESS OTHERWISE NOTED, ALL STORM DRAINS, SANITARY SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND STANDARD PLAN DETAILS AS DESIGNATED AND TO DETAILS AS SHOWN ON THE PLAN.
3. ALL TRENCH EXCAVATION, BACKFILL AND BEDDING FOR STORM DRAINS AND SANITARY SEWERS SHALL CONFORM TO THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS, AND DETAILS.
4. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
5. ALL GAS, ELECTRICAL, TELEPHONE AND CABLE T.V. UTILITIES, WILL BE DESIGNED AND CONSTRUCTED BY OTHERS UNDER SEPARATE CONTRACTS AND PLANS.

**MAINTENANCE NOTE:**

IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL DRAINAGE IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS, SEDIMENT BASINS AND PERMEABLE PAVEMENT FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED.

**TREES PROTECTION NOTE:**

ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. IT SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED. TYPICAL AS NOTED.

**PROPOSED IMPERVIOUS AREA =4,984 S.F.**

**UTILITY SERVICE**

THE APPLICANT SHALL SUBMIT WRITTEN CERTIFICATION FROM THE APPROPRIATE ENERGY AND COMMUNICATION UTILITIES TO THE PUBLIC WORKS DEPARTMENT AND THE PLANNING DIVISION STATING THAT THEY WILL PROVIDE ENERGY AND COMMUNICATION SERVICES TO THE PROPOSED PARCELS OF THIS SUBDIVISION.

THE LOCATIONS OF THE MAIN WATER SERVICE AND SANITARY SEWER LINES ARE APPROXIMATE, PRIOR TO THE CONNECTION POINTS SHOWN. AS A REMINDER, A SEWER CONNECTION PERMIT FROM SANITATION DISTRICT, AND A CONNECTION LETTER FROM THE WATER COMPANY ARE REQUIRED.

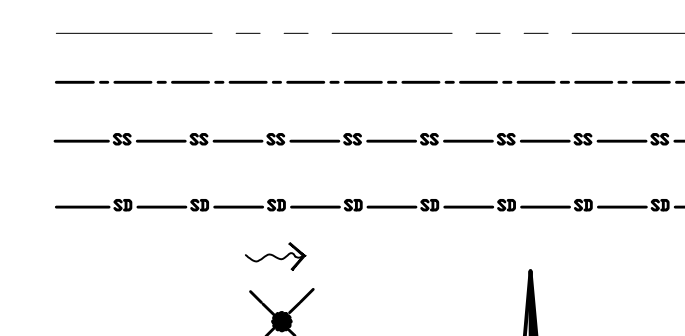
**SHEET INDEX**

<b>GRADING AND DRAINAGE PLAN</b>	<b>C-1</b>
<b>MISC. DETAILS</b>	<b>C-2</b>
<b>EROSION CONTROL PLAN</b>	<b>C-3</b>
<b>BLUEPRINT FOR A CLEAN BAY</b>	<b>C-4</b>

**DESCRIPTION**

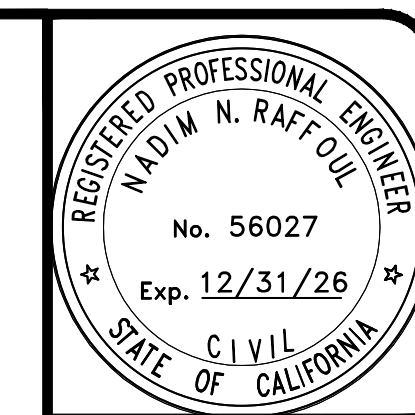
- PROPERTY LINE
- CENTERLINE
- SANITARY SEWER
- STORM DRAIN LINE
- DRAINAGE FLOW
- REMOVE TREE

**LEGEND**



**ABBREVIATION**

- AD AREA DRAIN
- CO CLEANOUT
- (E) EXISTING
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SLAB
- INV INVERT
- (N) NEW
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- RDS ROOF DOWNSPOUT
- CB CATCH BASIN

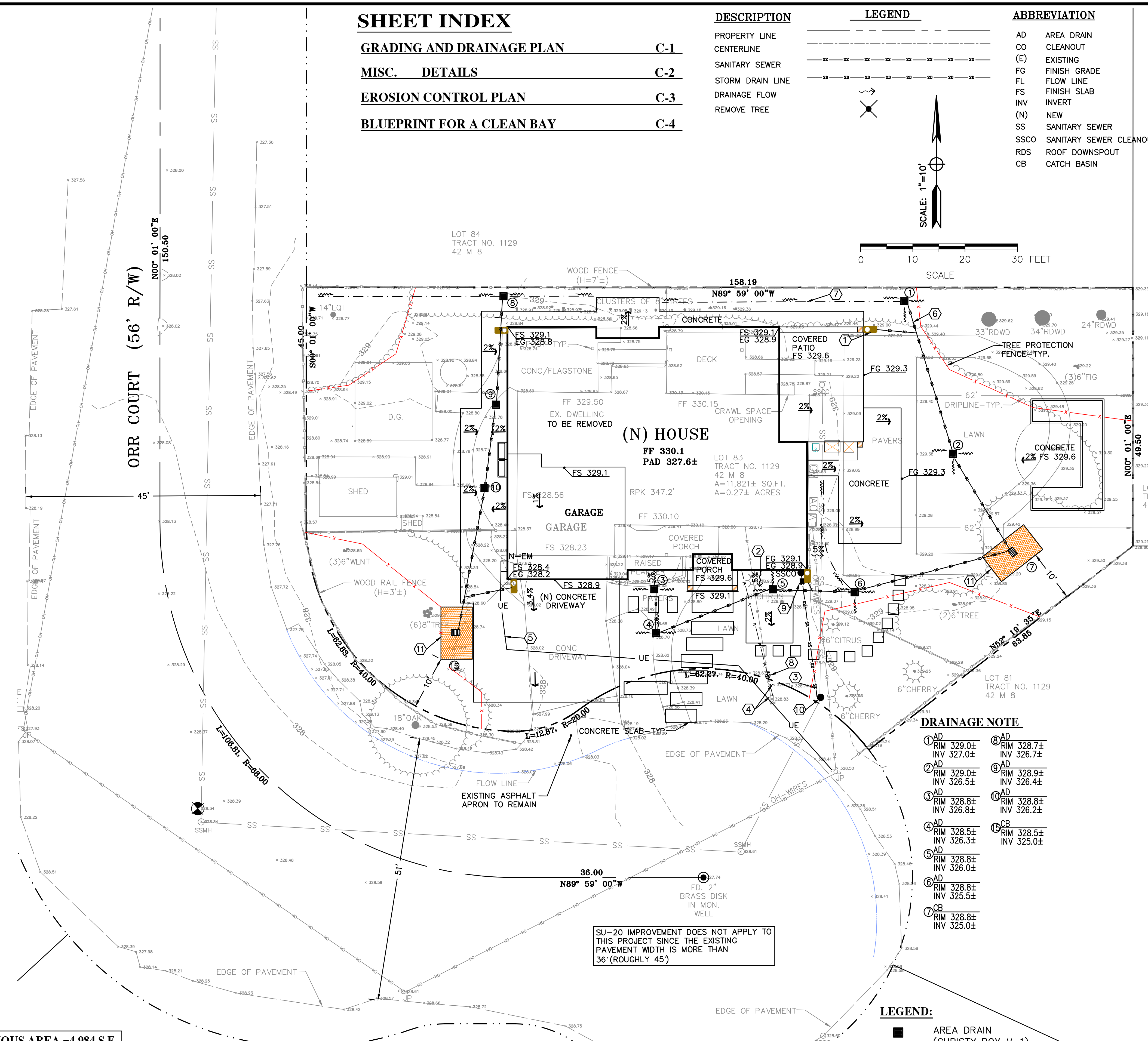


**NIN ENGINEERING**  
 SERVICES CO.  
 655 VENTURIDGE DRIVE  
 SAN JOSE, CALIFORNIA 95128  
 (408) 948-7983

1697 ORR COURT  
 LOS ALTOS  
 APN: 918-09-040  
 SANTA CLARA COUNTY  
 CALIFORNIA

**GRADING AND DRAINAGE PLAN**

REVISIONS	DATE
JOB NO:	
DATE:	8-2-2024
SCALE:	1" = 10'
DRAWN BY:	NR
SHEET NO:	C-1
OF 4 SHEETS	



**DRAINAGE NOTE**

- |                 |                 |
|-----------------|-----------------|
| ① AD RIM 329.0± | ⑥ AD RIM 328.7± |
| ② AD RIM 329.0± | ⑦ AD RIM 328.9± |
| ③ AD RIM 328.8± | ⑧ AD RIM 328.8± |
| ④ AD RIM 328.5± | ⑨ AD RIM 328.8± |
| ⑤ AD RIM 328.8± | ⑩ AD RIM 328.5± |
| ⑥ AD RIM 328.8± | ⑪ CB RIM 328.5± |
| ⑦ RIM 328.8±    | ⑫ INV 325.0±    |
| ⑧ RIM 328.8±    |                 |
| ⑨ RIM 328.8±    |                 |
| ⑩ RIM 328.8±    |                 |
| ⑪ RIM 328.8±    |                 |
| ⑫ RIM 328.8±    |                 |

**LEGEND:**

- AREA DRAIN (CHRISTY BOX V-1) OR EQUAL
- CATCH BASIN (CHRISTY BOX V-24) OR EQUAL

**DRAINAGE NOTE:**

A."UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEETFLOW ONTO THE NEIGHBORING PROPERTY."

**ENCROACHMENT PERMIT NOTE:**

NO PROPOSED CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BEGIN UNTIL CITY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR PARKING STRIP SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680

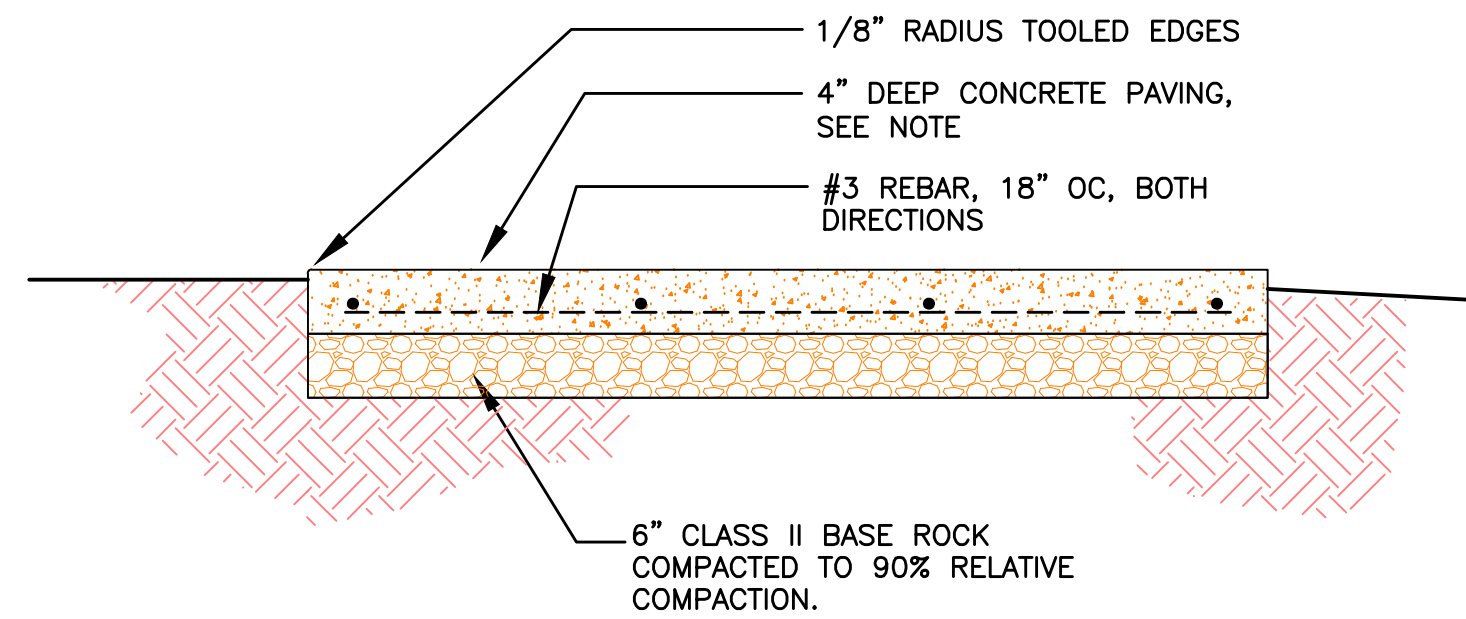
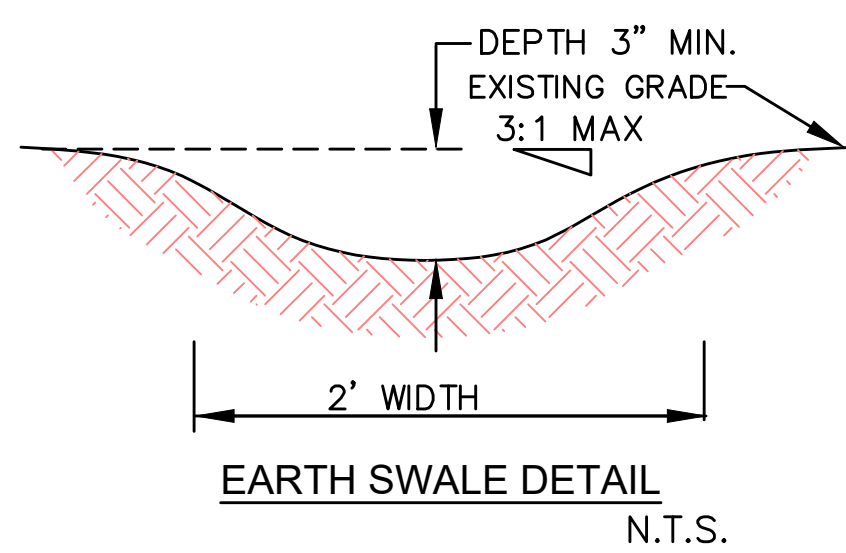
**EARTH WORK NOTE:**

THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

**NOTE:**

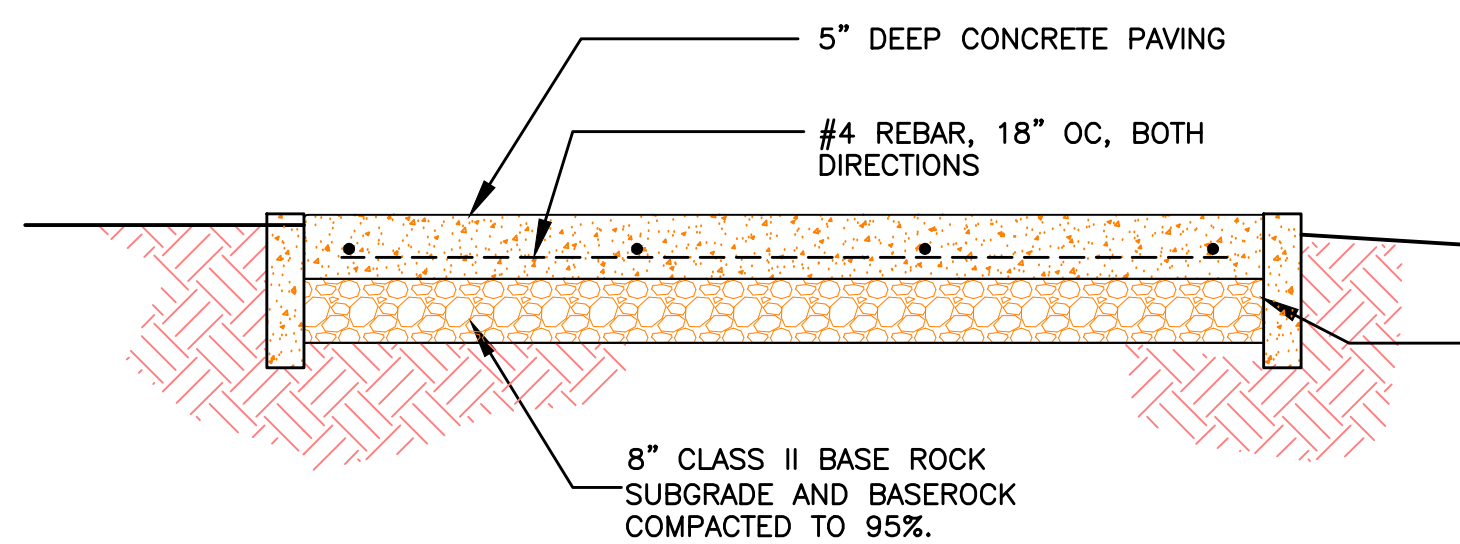
THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF LOS ALTOS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR. CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

APPROXIMATE CUT REQUIRED	120± CY
FILL REQUIRED	0± CY
EXPORT	120± CY



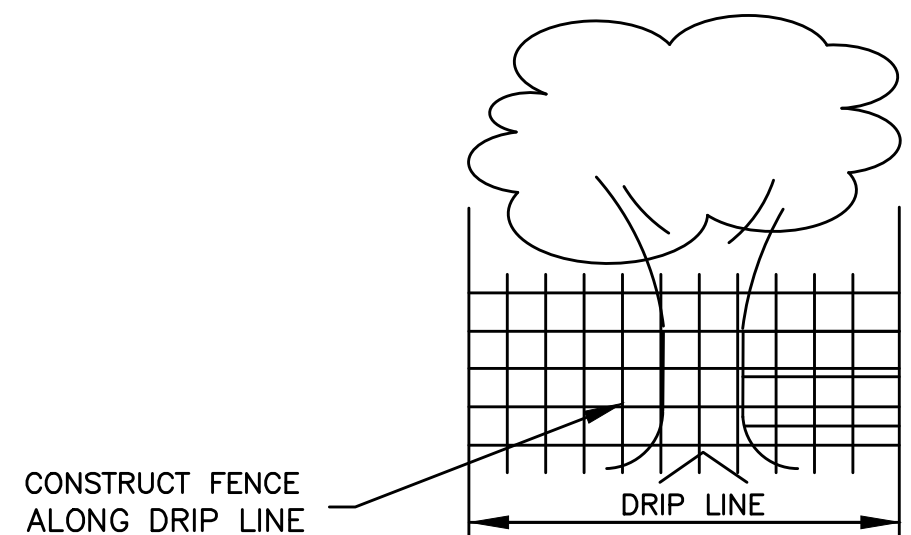
**MAINTENANCE NOTES**

1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



**CONCRETE WALKWAY-TYPICAL SECTION**  
N.T.S.

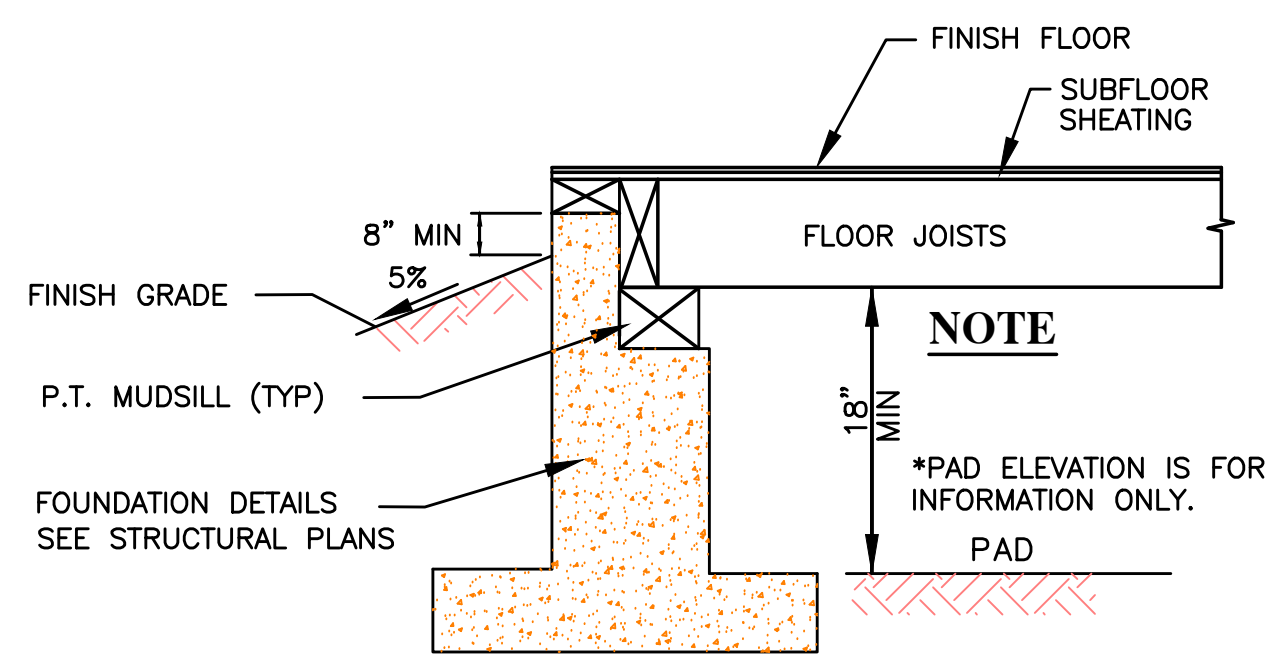
**CONCRETE DRIVEWAY-TYPICAL SECTION**  
N.T.S.



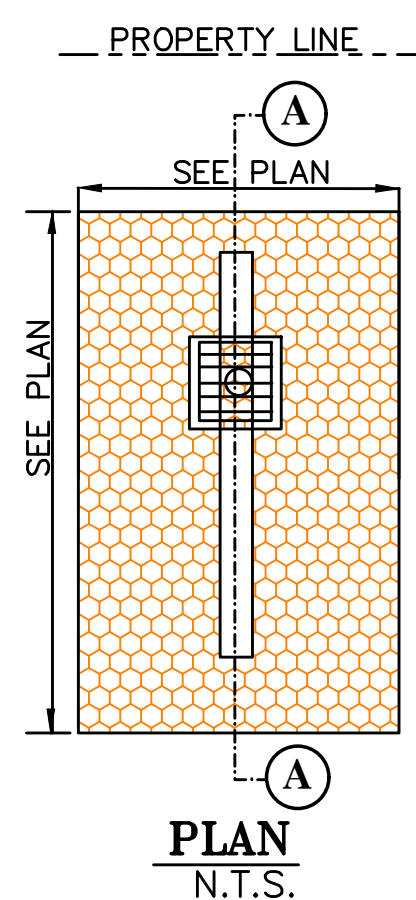
**NOTES:**

1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE" PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "PROTECTIVE DEVICE" IS NOT INSTALLED.
3. ROLLED CHAIN LINK FENCE ON DRIVEN POST.
4. PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE

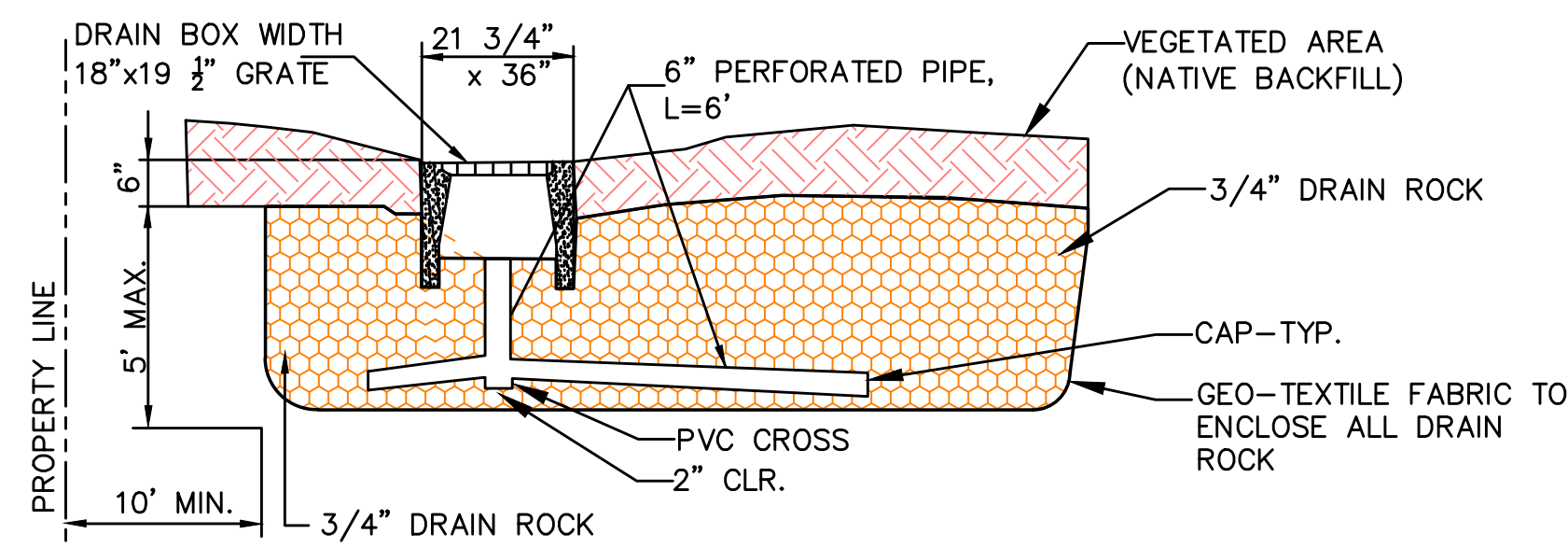
**TREE PROTECTION DETAIL**  
N.T.S.



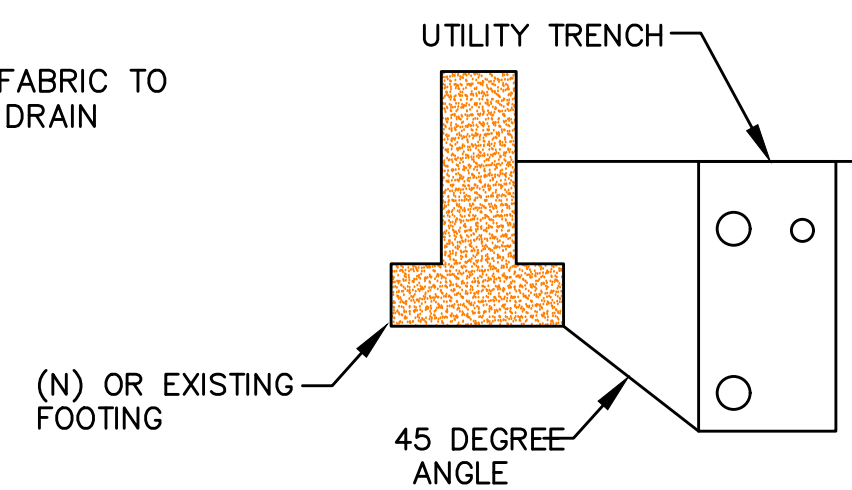
**EXTERIOR GRADING DETAIL @ FRONT SIDE**  
N.T.S.



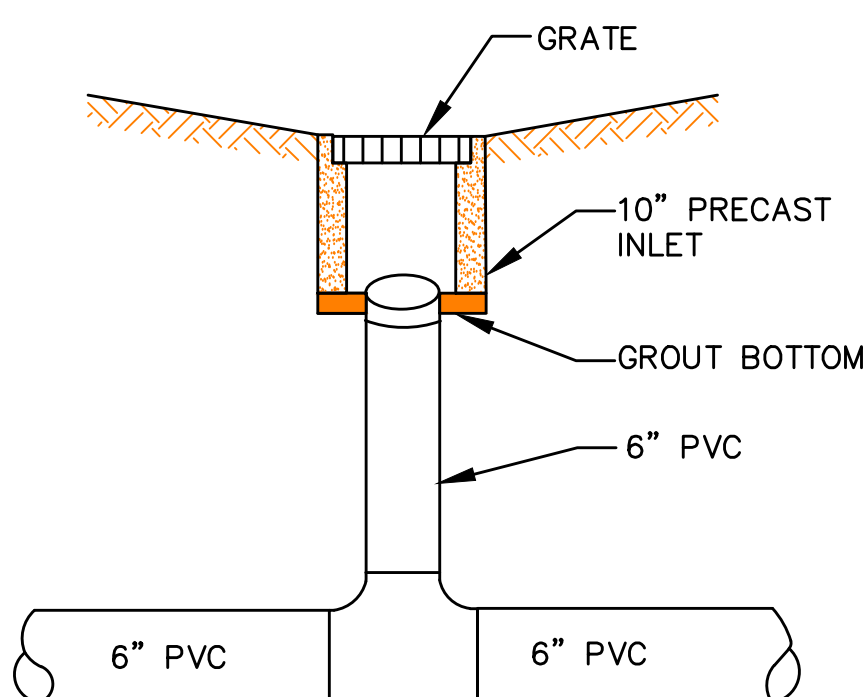
**INFILTRATION DEVICE - DETAIL**  
N.T.S.



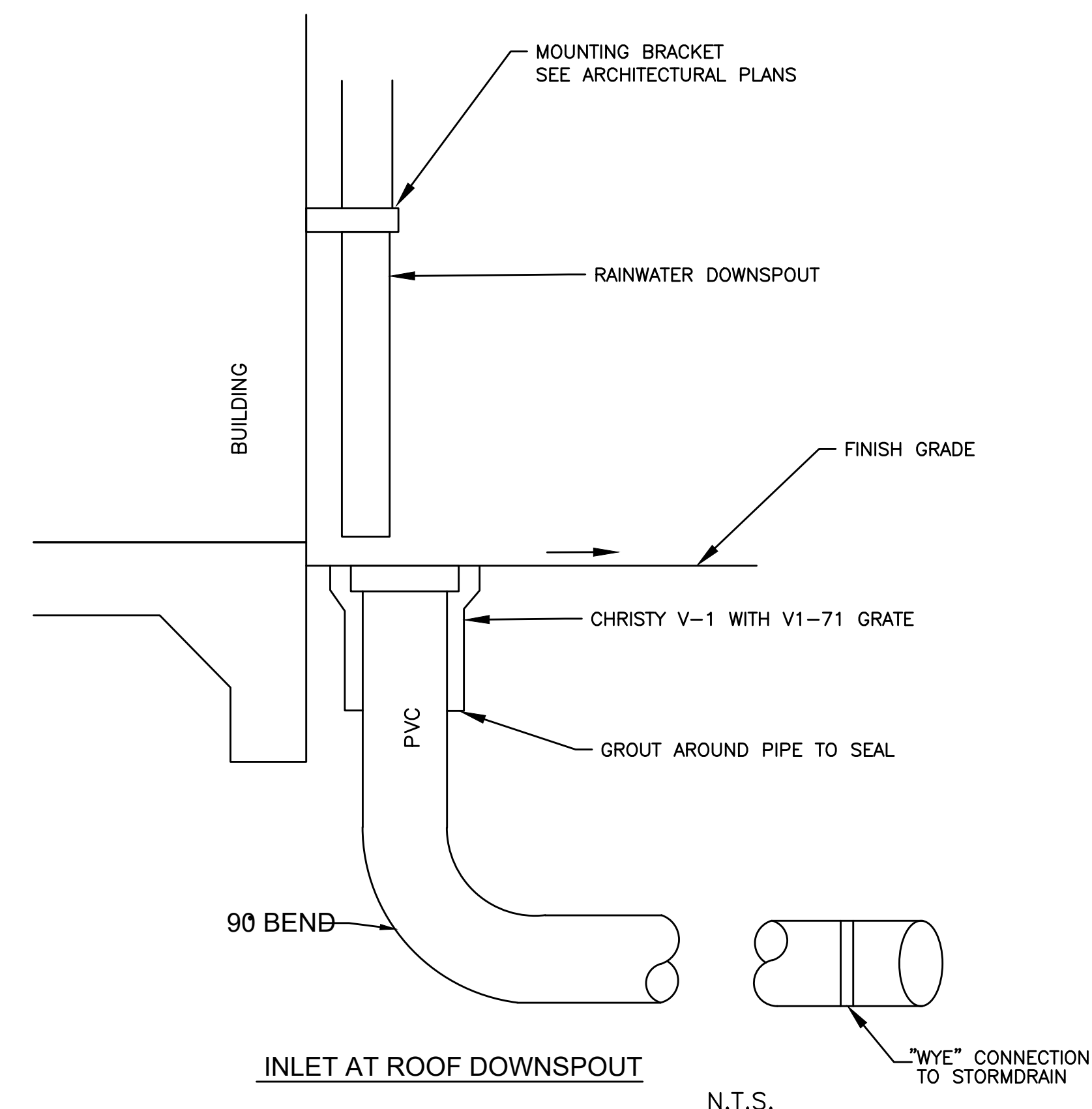
**SECTION A-A**  
N.T.S.



**UTILITY TRENCH**  
N.T.S.



**AREA DRAIN DETAIL**  
N.T.S.



**INLET AT ROOF DOWNSPOUT**  
N.T.S.

**TRENCH PAVING SECTIONS**

**PIPE BEDDING**

REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/16/12

**ENGINEERING DIVISION**  
**SU-19**

STANDARD DETAILS MAY 2010

**COVER DETAIL**

**FRAME DETAIL**

**STANDARD SEWER LATERAL CLEAN-OUT**

REVISION	DESCRIPTION	DATE
1	CHANGED DETAIL TITLE	02/16/12

**ENGINEERING DIVISION**  
**SS-6**

STANDARD DETAILS MAY 2010



**NMR ENGINEERING**  
SERVICES CO.  
555 WEBER DRIVE  
SAN JOSE, CALIFORNIA 95128  
(408) 348-7883

1697 ORR COURT  
LOS ALTOS  
APN: 318-08-040

SANTA CLARA COUNTY  
CALIFORNIA

MISC. DETAILS

REVISIONS	DATE

JOB NO:  
DATE: 8-2-2024  
SCALE: N.T.S.  
DRAWN BY: NR  
SHEET NO:







**Shrubs**

Salvia leucantha Mexican Sage 5 Gal. 2'-3" x 3'-4" (At Maturity) Growth Rate: Fast

Salvia greggii 'Rosea' Autumn Sage 5 Gal. 3'-4" x 3'-4" (At Maturity) Growth Rate: Moderate

Ceanothus 'Skylark' Dark Star California Lilac 5 Gal. 4'-6" x 5" (At Maturity) Growth Rate: Fast



Epilobium canum California Fuchsia 1 Gal. 2' x 4' (At Maturity) Growth Rate: Fast

Rhamphiolepis umb. 'Minor' White Compact Yeddo Hawthorn 5 Gal. 4'-6" x 2'-3" (At Maturity) Growth Rate: Moderate, Slow

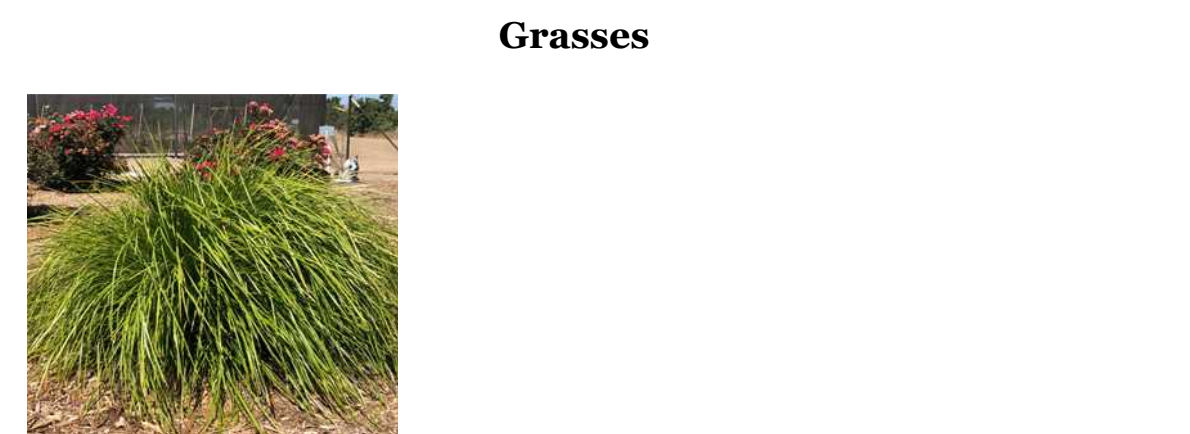
Rhamnus californica 'Eye Case' Eye Case Compact Coffeeberry 5 Gal. 6'-8" x 6'-8" (At Maturity) Growth Rate: Moderate



Euonymus japonicus 'Grandifolia' Japanese Euonymus 5 Gal. 6'-12" x 6'-12" (At Maturity) Growth Rate: Slow

Loropetalum chinense 'Sizzling Pink' Loropetalum 'Sizzling Pink' 5 Gal. 8'-10" x 12'-14" (Height x Width) Growth Rate: Moderate

Dodonaea viscosa 'Purpurea' Purple Hopseed Bush 5 Gal. 3'-4" x 1'-2" (At Maturity) Growth Rate: Fast



**Grasses**

Lomandra confertifolia Mat Rush 5 Gal. 1'-4" x 1'-4" (At Maturity) Growth Rate: Fast



**Groundcover**

Verbena 'Homestead Purple' Homestead Purple Verbena 1 Gal. 0.8'-1' x 3' (At Maturity) Growth Rate: Fast

Dymondia margaretae Dymondia, Rock Ditty 1 Gal. 0.2' x 1'-3" (At Maturity) Growth Rate: Fast



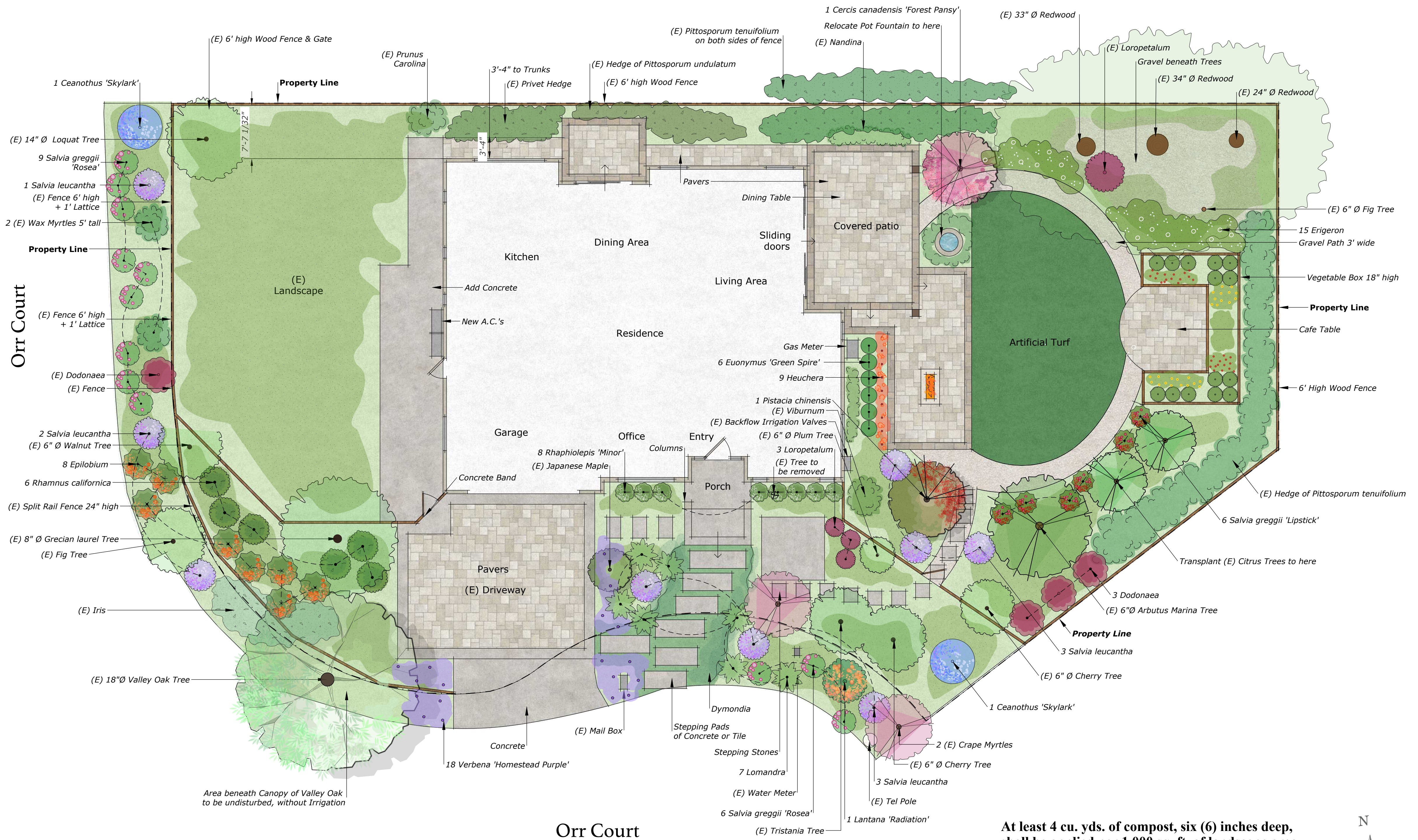
**Trees**

Pistacia chinensis Chinese Pistache 24" Box 8-10' x 2'-3" (Height x Width) Growth Rate: Moderate

Cercis canadensis 'Forest Pansy' Forest Pansy Redbud 24" Box 15-20' x 20-35" (At Maturity) Growth Rate: Moderate

Ground cover					
Dymondia margaretae	Dymondia, Rock Ditty	1 gal	15	Low	
Erigeron karvinskianus	Santa Barbara Daisy, Mexican Daisy	1 gal	15	Low, Extra in Summer	
Heuchera 'Cherry Cola'	Cherry Cola Coral Bells	1 gal	9	Low, Medium	
Verbena 'Homestead Purple'	Homestead Purple Verbena	1 gal	18	Very Low, Low	
Perennial					
Epilobium canum	California Fuchsia	1 gal	8	Very Low	
Grass					
Lomandra confertifolia	Mat Rush	5 gal	7	Low	

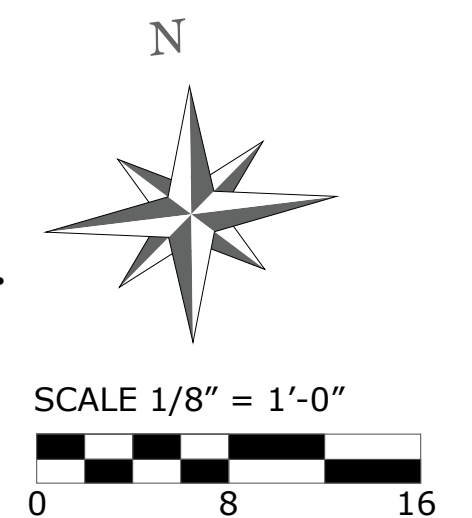
Plant Legend					
BOTANICAL	COMMON	SIZE	QTY	WATER	
Tree					
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	24" box	1	Medium, Extra in Summer	
Pistacia chinensis	Chinese Pistache	24" box	1	Low	
Shrub					
Ceanothus thyrsiflorus 'Skylark'	Skylark Mountain Lilac	5 gal	1	Low	
Dodonaea viscosa 'Purpurea'	Purple Hop Bush	5 gal	3	Very Low, Extra in Summer	
Euonymus japonicus 'Green Spire'	Green Spire Euonymus	5 gal	6	Low	
Lantana 'Radiation'	Radiation Orange Lantana	5 gal	1	Low	
Loropetalum chinense 'Sizzling Pink'	Sizzling Pink' Fringe Flower	5 gal	3	Medium, Extra in Summer	
Rhamnus californica	Coffeeberry	5 gal	6	Very Low	
Rhamphiolepis umbellata 'Minor'	White Compact Yeddo Hawthorn	5 gal	8	Low, Medium, Extra in Summer	
Salvia greggii	Autumn Sage	5 gal	15	Very Low, Extra in Summer	
Salvia greggii 'Lipstick'	Hot Lips Sage	5 gal	6	Low, Medium	
Salvia leucantha	Mexican Sage	5 gal	9	Low	



At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.

A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas.

Refer to L-3 for Planting Details

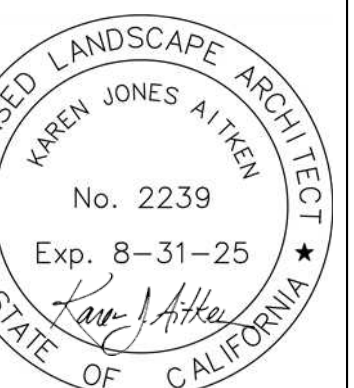


REVISIONS	BY



**KAREN AITKEN & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
 8262 Rancho Real Giltroy Ca. 95020  
 Calif. Reg. #2239 (408) 842-0245  
 karen@KAA.Design

**PARANDOOSH RESIDENCE**  
 1697 Orr Court, Los Altos CA.  
**PLANTING PLAN**



DATE 01-20-24  
 SCALE 1/8" = 1'-0"  
 DRAWN AA-PD-SL  
 JOB PARANDOOSH

**L-1**

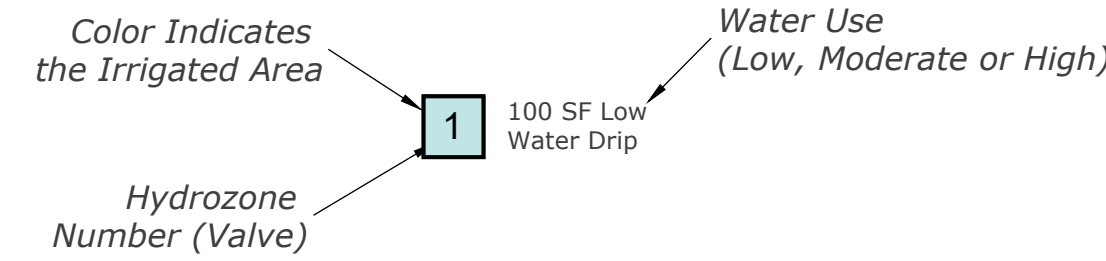
**IRRIGATION NOTES**

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.
6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION

**Hydrozones**

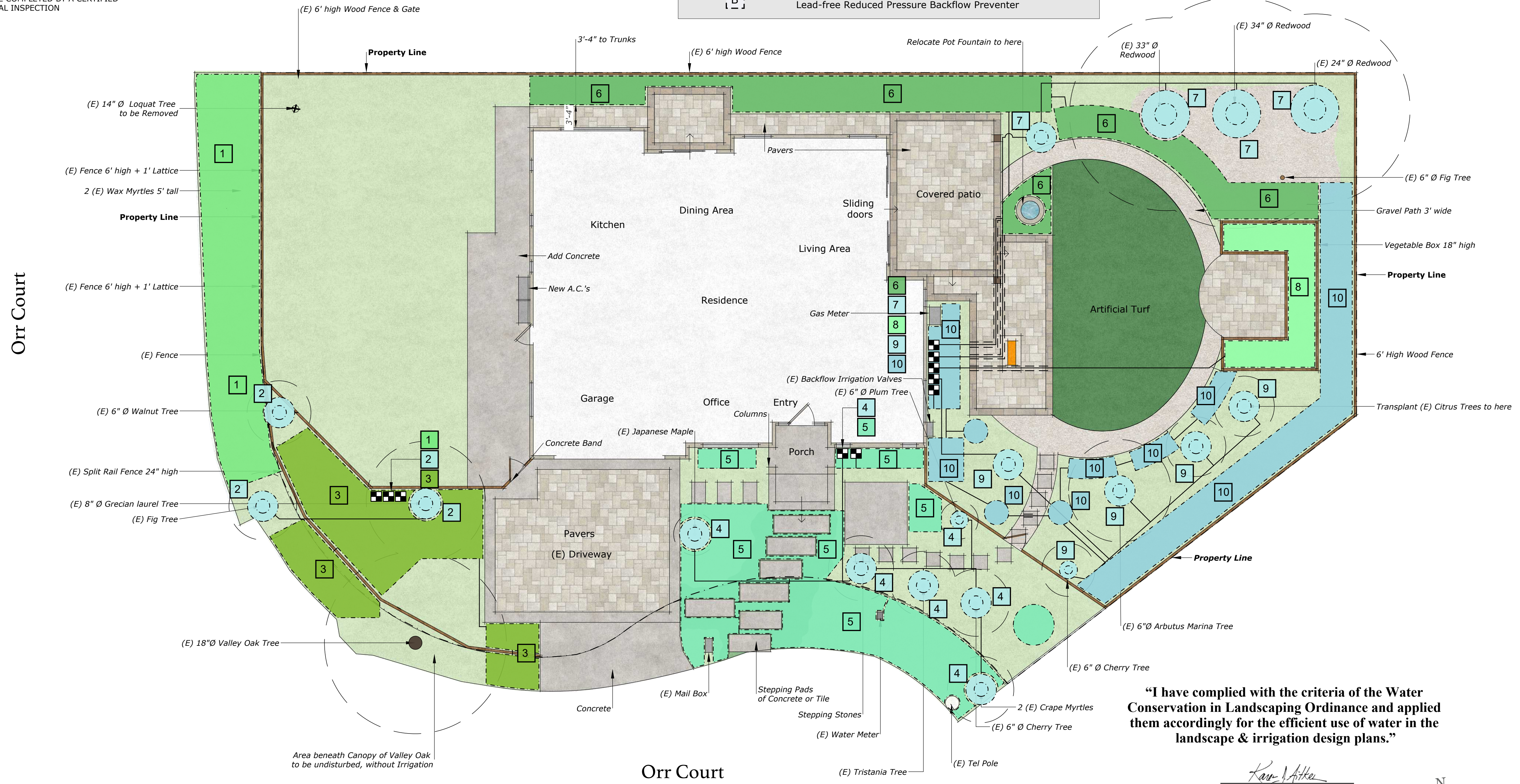
1	532 SF Low Water Drip	6	596 SF Low Water Drip
2	84 SF Med. Water Drip	7	112 SF Med. Water Drip
3	456 SF Low Water Drip	8	165 SF Low Water Drip
4	168 SF Med. Water Drip	9	140 SF Med. Water Drip
5	724 SF Low Water Drip	10	575 SF Low Water Drip

Total Irrigated Landscape Area Represent  
3,891 Sq. Ft.



	<b>Hunter Dripline HDL-06-12-CV</b> Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings.
	Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outer ring 30" from plant. Place tie down every 4' in loam and 5' in clay.
	<b>Hunter ACC-1200</b> 12 to 42 Station Outdoor Modular Controller. No Module Required.
	<b>Hunter SOIL-CLIK Sensor</b> The Soil-Clík probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
	<b>Hunter Solar-Sync WSS-SEN</b> Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wireless.
	<b>Wilkins 975 XL2 1-1/2"</b> Lead-free Reduced Pressure Backflow Preventer

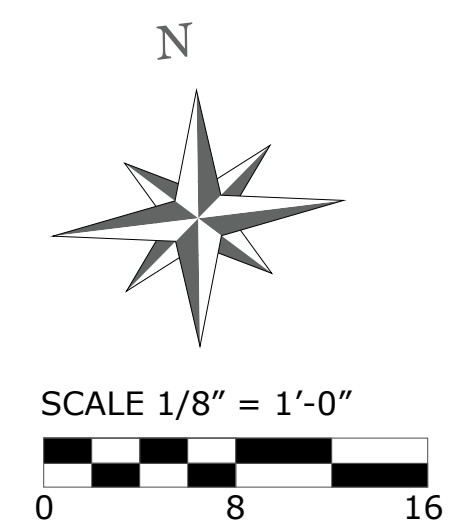
IRRIGATION KEY/ DOMESTIC	
	Irrigation Lateral Line: 1 in. PVC Class 200
	Irrigation Mainline: 1 in. PVC Schedule 40
	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	<b>Hunter ICZ-101-25-LF</b> Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
	<b>CST Flow Sensor - FSI-T10-001</b> Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.
	<b>Gate Valve - Isolation Shut Off Valve</b>



"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the landscape & irrigation design plans."

*Karen Aitken*

Refer to L-3 for Irrigation Details & Water Calculations



REVISIONS	BY



**KAREN AITKEN & ASSOCIATES**  
LANDSCAPE ARCHITECTS

8262 Rancho Real Giltroy Ca. 95020  
Calif. Reg. #2239 (408) 842-0245  
karen@KAA.Design

**PARANDOOSH RESIDENCE**  
1697 Orr Court, Los Altos CA.

**IRRIGATION PLAN**

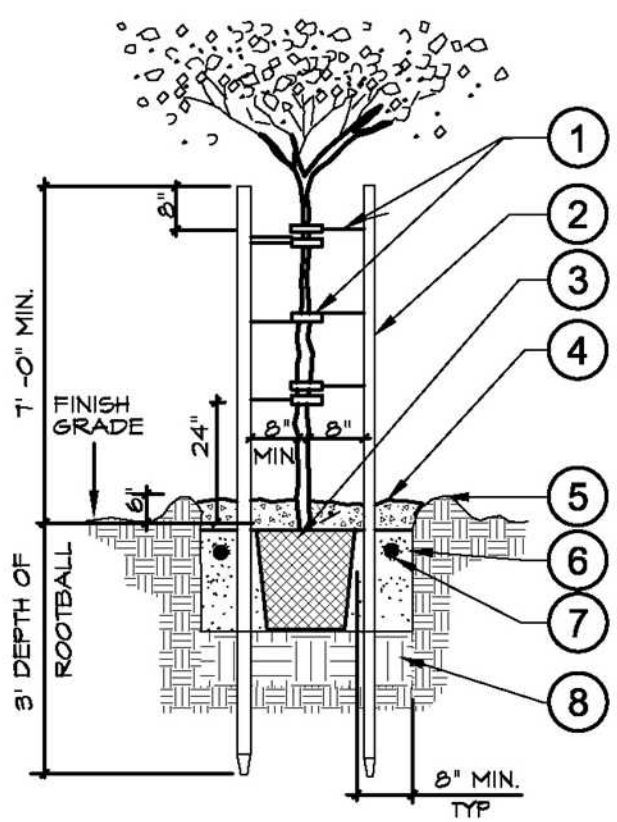


DATE	01-20-24
SCALE	1/8"=1'-0"
DRAWN	SL
JOB	PARANDOOSH

**L-2**

**NOTE:**

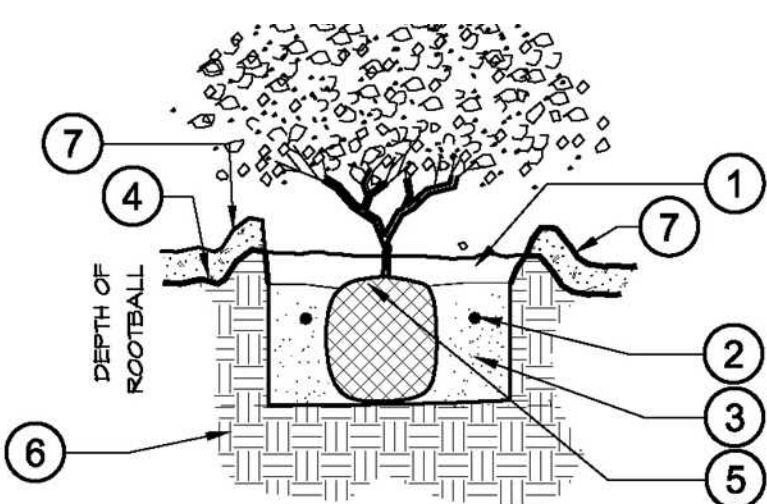
ALL TREES 9' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURER SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.



**LEGEND**

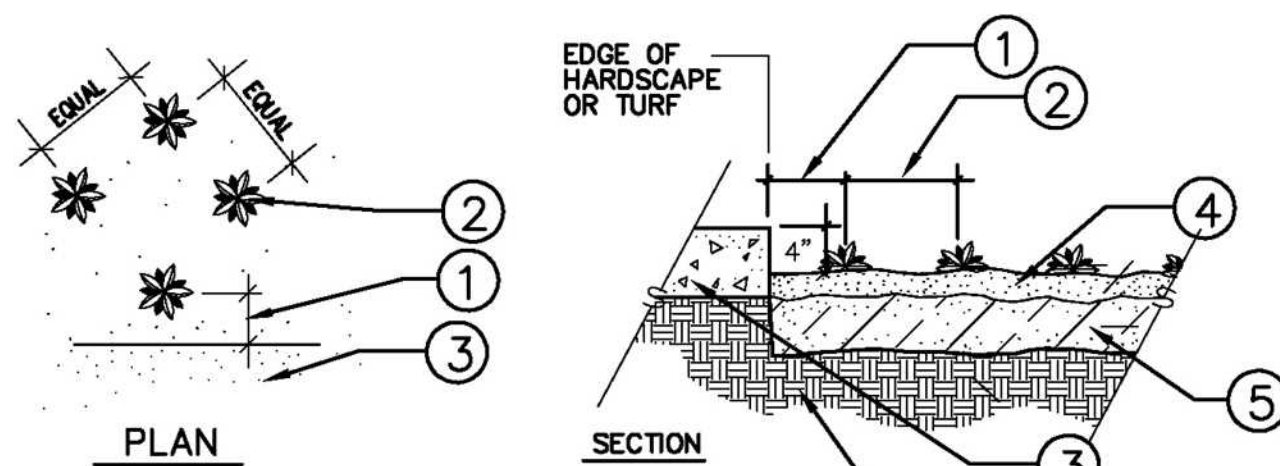
- 1 "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
- 2 LODGE POLE PINE STAKES: 3 POLES FOR 96" BOX IN TRIANGLE ARRANGEMENT
- 3 SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- 4 2" SHREDDED BARK MULCH, (APPROX. 3" DIA. RING)
- 5 WATER BASIN (SHRUB AREAS ONLY)
- 6 BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
- 7 PLANTING FERTILIZER TABLETS (SEE DETAIL/CHART ON THIS SHEET) APPLICATION RATES PER MANUFACTURER SPECIFICATIONS OR SOILS REPORT RECOMMENDATION
- 8 NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING, SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

**TREE PLANTING WITH DOUBLE STAKE**



- 1 WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
- 2 TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
- 3 BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
- 4 FINISH GRADE
- 5 ROOTBALL 1"-2" ABOVE FINISH GRADE
- 6 NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
- 7 3" MULCH LAYER

**TYPICAL SHRUB PLANTING**

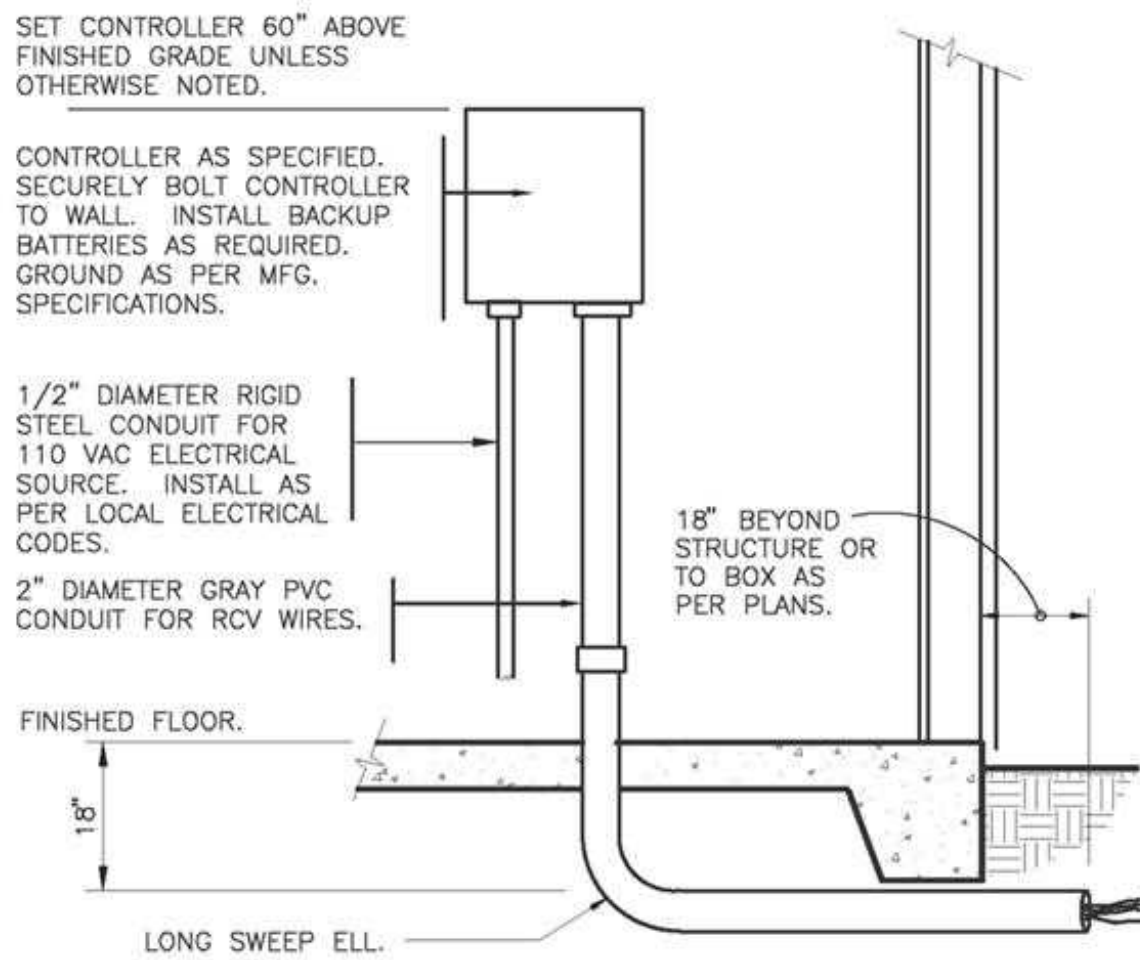


**LEGEND**

- 1 1/2 TIMES O.C.SPACING
- 2 GROUNDCOVER PLANTS / SEE LEGEND FOR TYPE, SIZE AND SPACING SPEC.
- 3 HARDSCAPE OR TURF
- 4 3" DEEP SHREDDED BARK MULCH LAYER 3/4" MINUS SIZE
- 5 TILLED AND AMENDED PLANTING BED PER PLANTING NOTES.
- 6 UNDISTURBED NATIVE SOIL SUBGRADE

NOTE: ESTABLISH FINISH GRADE 2" BELOW FINISH SURFACE OF HARDSCAPE/CURB. ROOTBALL AREAS BEING AMENDED TO A DEPTH OF 6" BLEND AMENDMENTS INTO NATIVE SOIL TO AVOID ANY DISTINCT SOIL HORIZON.

**GROUNDCOVER PLANTING DETAIL**



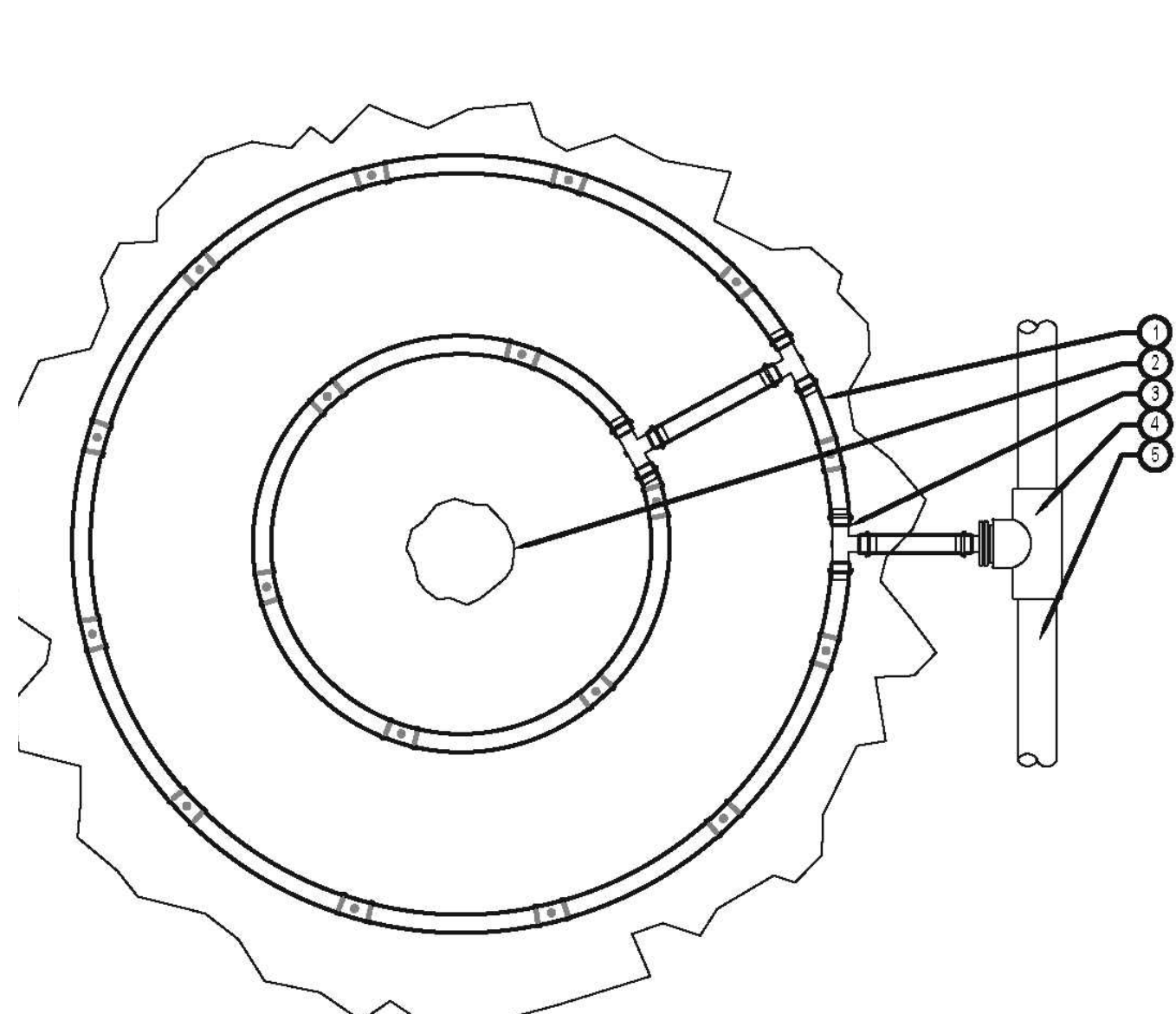
**INTERIOR WALL MOUNT CONTROLLER**

- 1 FINISH GRADE
- 2 CARSON VALVE BOX WITH LOCKING LID
- 3 FLOW SENSOR (SEE IRRIGATION LEGEND FOR MANUFACTURER, MODEL AND SIZE)
- 4 IRRIGATION CONTROL WIRES WITH MINIMUM 12" COIL OF WIRE
- 5 (4) BRICKS
- 6 MAINLINE PIPE FROM MASTER VALVE
- 7 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

**NOTES:**

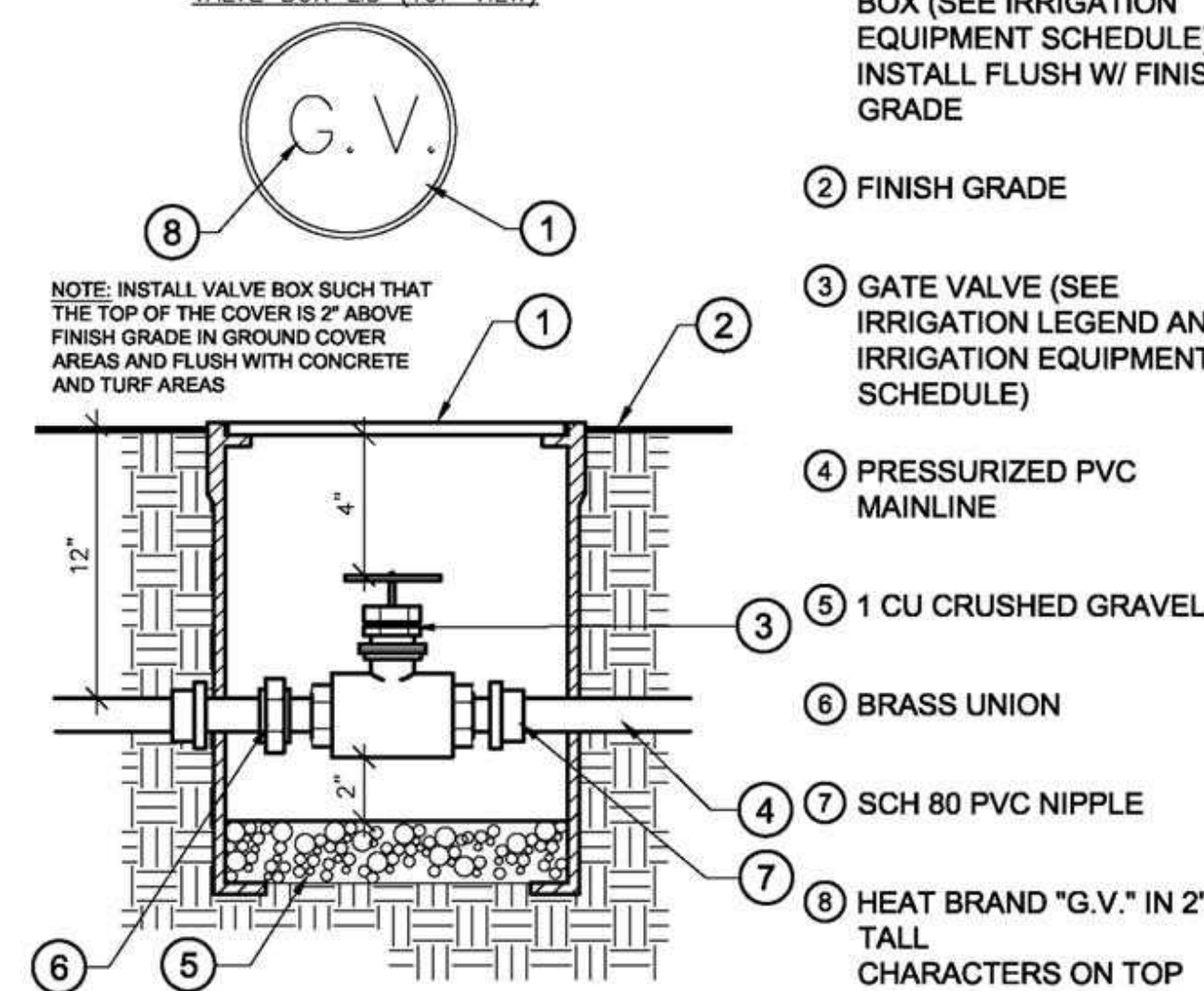
- 1- FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.
- 2- INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- 3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBRY-6 CONNECTORS OR APPROVED EQUAL.

**FLOW SENSOR**



**HUNTER DRIPLINE - TREE RING LARGE SPECIMEN**

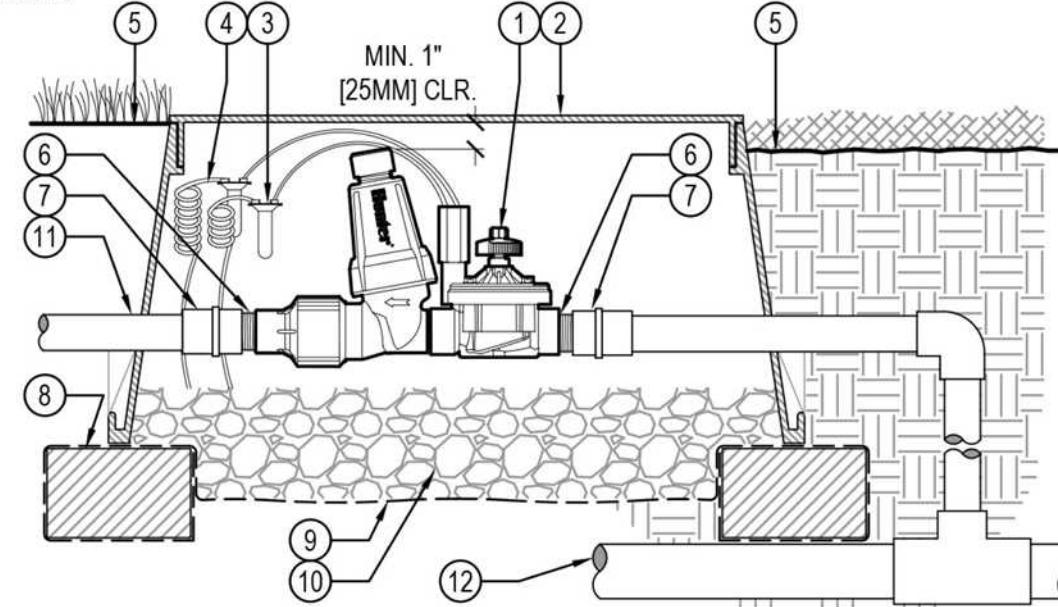
**VALVE BOX LID (TOP VIEW)**



**ISOLATION SHUT OFF VALVE**

**LEGEND**

- 1 HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
- 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS
- 3 WATERPROOF CONNECTORS (2)
- 4 18"-24" COILED WIRE TO CONTROLLER
- 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- 7 PVC SLIP X FPT ADAPTOR
- 8 BRICK SUPPORTS (4)
- 9 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 10 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 11 IRRIGATION LATERAL
- 12 MAINLINE LATERAL AND FITTINGS



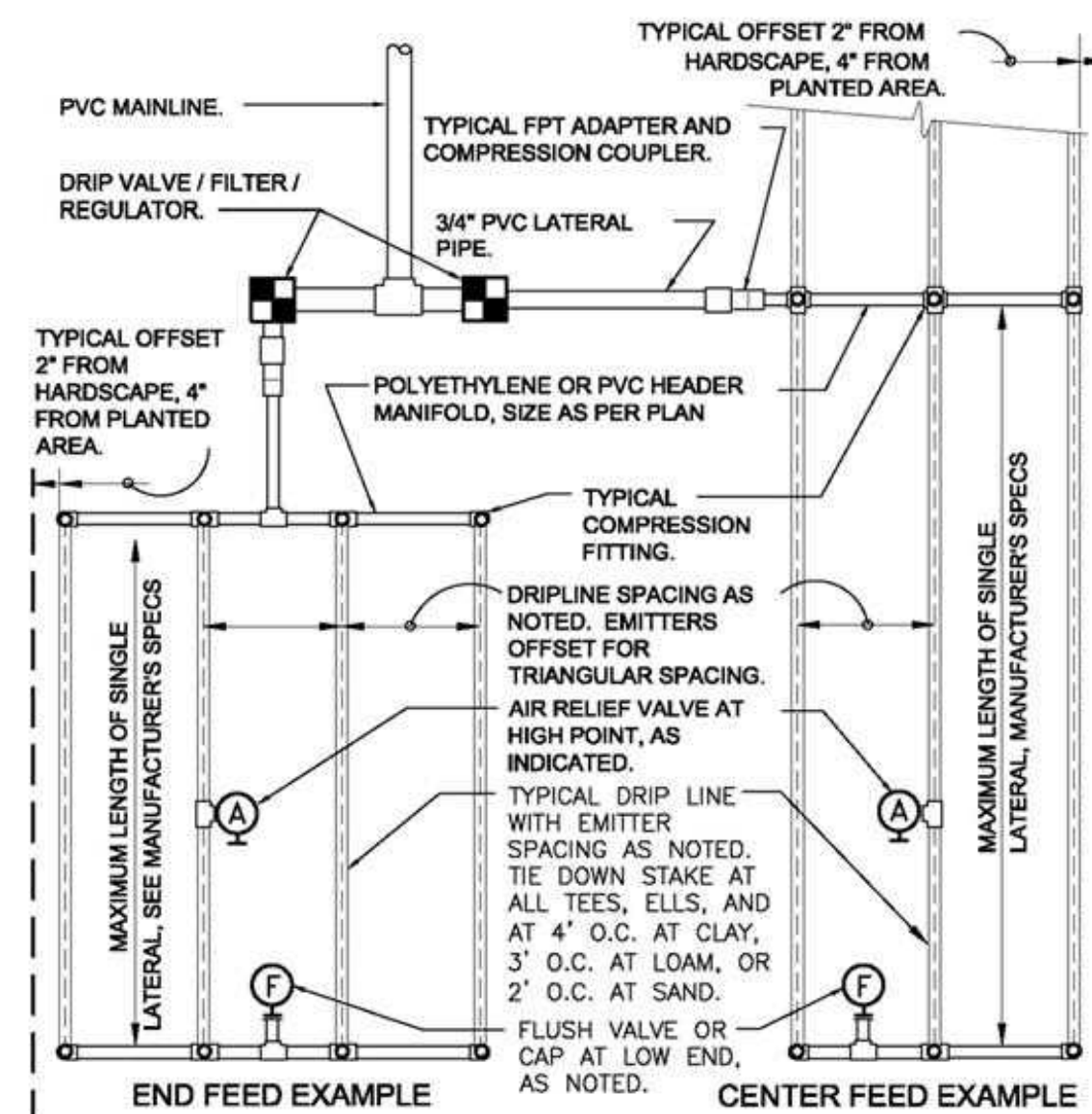
**DRIPI CONTROL ZONE KIT (ICZ-101-LF)**

Hunter V.ICZ.01 NO SCALE

**LEGEND:**

- 1 HUNTER DRIPLINE (INDI PER PLAN)
- 2 TREE (SEE PLANTING PLAN)
- 3 PLD OR PLD-LOC FITTING TYP.
- 4 PVC TO DRIPLINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
- 5 PVC LATERAL LINE

NOTES:  
AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.  
ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.  
FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.



**TYPICAL DRIPLINE LAYOUT**

**MAWA EPPT and ETWU Calculations**

Project Name: Paradoosh Residence  
Project Location: 1697 Orr Court, Los Altos, CA  
Total Landscape Area: 3,552.0 sq. ft.  
Date: 01/16/25

**MAWA CALCULATION**

$MAWA = (Eto)(.62)[(.055xLA) + (1-ETAF \times SLA)]$

MAWA = Maximum Applied Water Allowance ( gallons per year)  
Eto = Reference Evapotranspiration (inches per year)  
.62 = Conversion Factor (to gallons)  
0.55 = E<sub>a</sub> Adjustment Factor (ETAF)  
LA = Landscape Area including SLA (square feet)  
0.45 = Additional Water Allowance for SLA  
SLA = Special Landscape Area (square feet)

Eto =	43
Conversion	0.62
ETAF	0.55
LA =	3,552
SLA =	0
MAWA =	52,083.0 gallons per year
	6,983.0 cubic feet per year

**MAWA with EPPT**

$MAWA = (Eto-EPpt)(.62)[(.055xLA) + (1-ETAF \times SLA)]$

EPpt= 25% of Annual precipitation

Eto =	43
EPpt=	3.77
ETAF=	0.55
LA =	3,552
SLA =	0
MAWA w/ EPPT =	47,541.0 gallons per year
	6,355.7 cubic feet

**ETWU CALCULATION**

$ETWU = (Eto)(.62)[(PF-IE)(LA)]$

ETWU = Estimated Total Water Use Per Year (gallons)  
Eto = Reference Evapotranspiration  
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)  
LA = Landscape Area (High, Medium, and low water use areas) (square feet)  
SLA = Special Landscape Area  
.62 = Conversion Factor  
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)  
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	43	Palo Alto, CA
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**REGULAR LANDSCAPE AREAS**

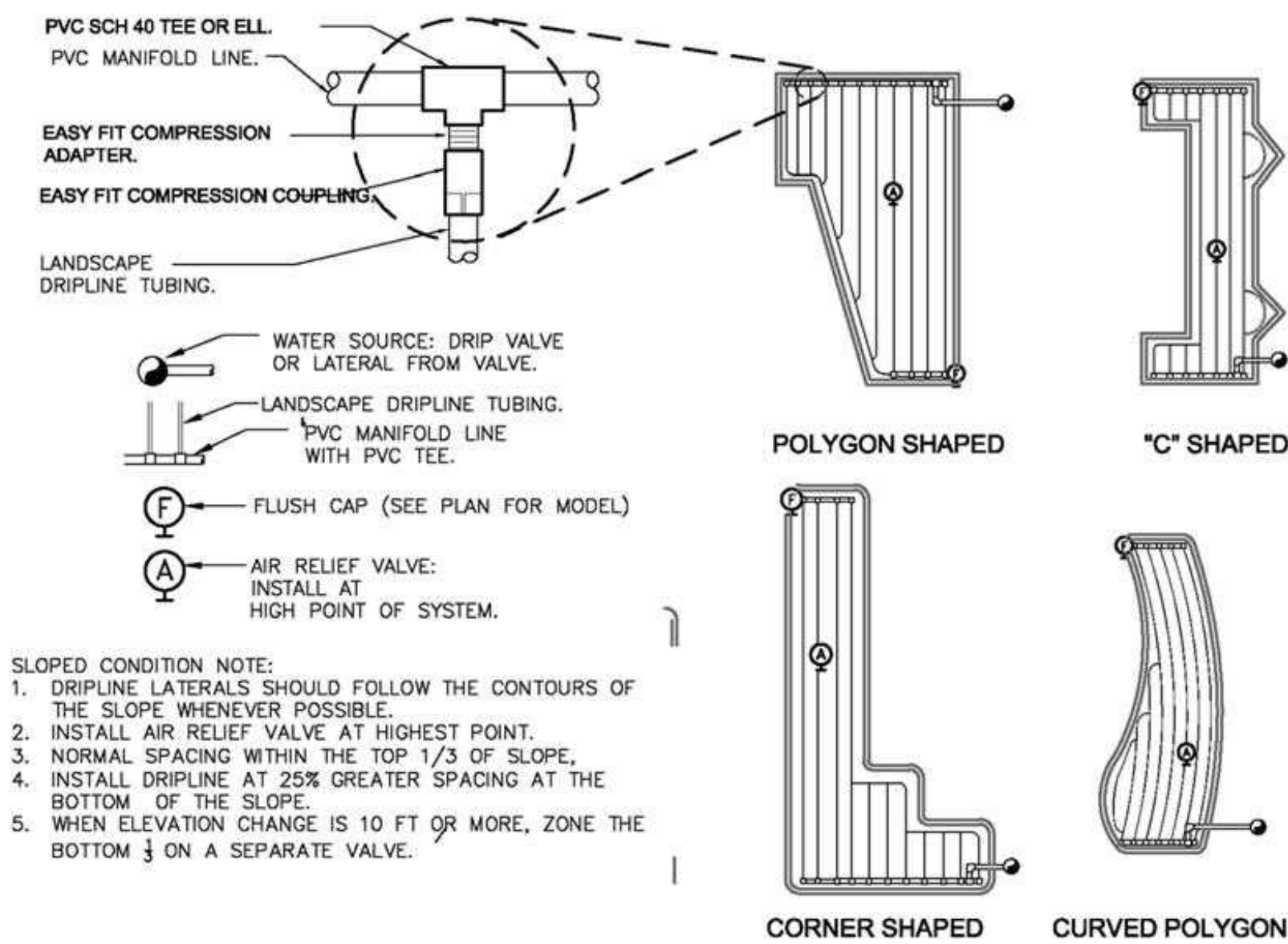
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1) Low Water Use / Shrubs	Drip	0.3	0.81	0.37037037	532.0	197.0	5,253.0
2) Med. Water Use / Trees	Drip	0.5	0.81	0.617283951	84.0	51.9	1,382.4
3) Low Water Use / Shrubs	Drip	0.3	0.81	0.37037037	496.0	188.9	4,502.6
4) Med. Water Use / Trees	Drip	0.5	0.81	0.617283951	168.0	103.7	2,764.7
5) Low Water Use / Shrubs	Drip	0.3	0.81	0.37037037	724.0	268.1	7,148.8
6) Low Water Use / Shrubs	Drip	0.3	0.81	0.37037037	566.0	220.7	5,884.9
7) Med. Water Use / Trees	Drip	0.5	0.81	0.617283951	112.0	69.1	1,843.2
8) Low Water Use / Shrubs	Drip	0.3	0.81	0.37037037	165.0	61.1	1,626.5
9) Med. Water Use / Trees	Drip	0.5	0.81	0.617283951	140.0	88.4	2,304.0
10) Low Water Use / Shrubs	Drip	0.3	0.81	0.37037037	575.0	213.0	5,677.6
					3,552.0	1,440.0	38,390.4

**SPECIAL LANDSCAPE AREAS**

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0
						ETWU TOTAL	38,390.4
						MAWA	52,083.0

**ETAF CALCULATIONS**

Regular Landscape Areas	
Total ETAF x Area	1,440.0
Total Area	3,552.0
Average ETAF	0.41
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.	



- SLOPED CONDITION NOTE:**
- 1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
  - 2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
  - 3. NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
  - 4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM OF THE SLOPE.
  - 5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

REVISIONS




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PARANDOOSH RESIDENCE  
1697 Orr Court, Los Altos CA.  
IRRIGATION PLAN



DATE 01-16-24  
SCALE 1/8"=1'-0"  
DRAWN SL  
JOB PARANDOOSH